Name and Address of New Owner:
Kerry A. McKibbens, Jr.
3700 W Hamilton Road
Nashville, TN 37218

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 336802 DEEDWARR
12/31/2019 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $529.10
20191231-0135000

Map & Parcel No: 069-04-0-062

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rose Ann Reynolds Clinger, widowed**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kerry A. McKibbens, Sr. and wife, Darlene McKibbens,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No . 1 of Block 11 "EE" on the Revised Map of Fairview Subdivision, as of record in Book 1130, page 54, Register's Office for said County.

Said part of Lot No. 1 fronts 100 feet on the westwardly margin of Meadow Road and extends back between parallel lines each 190 feet in length, to a line in the rear of said lot measuring 100 fee.

Being the same property conveyed to Willie Clinger and wife, Rose Ann Reynolds Clinger by Quitclaim Deed from Willie Clinger and Rose Ann Reynolds, dated March 2, 1977, of record in Book 5120, Page 610, Register's Office, Davidson County, Tennessee. Willie Clinger now being deceased.

Rose Ann Reynolds Clinger is the same person as Rose Ann Clinger.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 3700 W Hamilton Road, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20 day of December, 2019.

ROSE ANN CLINGER BY John L Smith
ATTORNEY IN FACT BY POA (SEAL)
Rose Ann Clinger by John L. Smith, Attorney-In-Fact

STATE OF FLORIDA
COUNTY OF ORANGE

On this 20 day of December, 2019, before me personally appeared John L. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rose Ann Clinger pursuant to a Power of Attorney dated June 1, 2018 and filed of record in Instrument No. 20191220-0131618 in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Rose Ann Clinger, as her attorney in fact.

Witness my hand, at office, this 20 day of December, 2019.

Dee A DeForest
Notary Signature
My commission expires: SEPT 25, 2022

DEE ANN DEFOREST
Notary Public - State of Florida
Commission # GG 262268
My Comm. Expires Sep 25, 2022
Bonded through National Notary Assn.

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ FLORIDA)
)
COUNTY OF ~~DAVIDSON~~ ORANGE)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $143,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

ROSE ANN CLINGER BY John L Smith
ATTORNEY IN FACT BY POA
(Affiant)

DEE ANN DEFOREST
Notary Public - State of Florida
Commission # GG 262268
My Comm. Expires Sep 25, 2022
Bonded through National Notary Assn.

Sworn to and subscribed before me this 20 day of December, 2019.

Dee A DeForest
Notary Public
My commission expires: SEPT 25, 2022
File No. 19-690

Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020