Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1008TN

Karen Johnson Davidson County
Batch# 356078 DEEDWARR
02/10/2020 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $743.70
20200210-0015116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 201,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of February, 2020.

Notary Public

Commission Expiration: 1/3/2023

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Albert Gross III and Kary Gross 446 Huntington Ridge Dr. Nashville, TN 37211	Mortgage Investors Group 8320 E Walker Springs Ln Knoxville TN 37923	161-11-0A-211.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Marianne Hutson n/k/a Marianne Kimbrough and Robert Kimbrough, Wife and Husband** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Albert Gross III and Kary Gross, Husband and Wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 446 Huntington Ridge Dr., Nashville, TN 37211, County of Davidson

Being Lot No. 211 on the Plan of Huntington Ridge Townhomes, a Planned Unit Development, of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marianne Hutson, an unmarried woman, by Warranty Deed from Adam J. Coffman and wife, Shelly L. Coffman, dated 10/07/2011 and recorded 10/13/2011 in Instrument No. 20111013-0079800, Register's Office for Davidson County, Tennessee.

Robert Kimbrough, spouse of Marianne Kimbrough, joins in the conveyance for the express purpose of relinquishing all his right, title, and interest to said property, marital or otherwise.

Tax Map and Parcel ID: 161-11-0A-211.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 446 Huntington Ridge Dr., Nashville, TN 37211

LTE File No.: 20-1008TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of February, 2020.

Robert Kimbrough

Marianne Kimbrough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of February, 2020, before me personally appeared **Robert Kimbrough and Marianne Kimbrough**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 7th day of February, 2020.

Notary Public

Commission Expiration: 9-18-23

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

LTE File No.: 20-1008TN

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM