Karen Johnson Davidson County
Batch# 367453 DEEDWARR
03/05/2020 09:22:03 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20200305-0024621

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-19-20

JOYCE JORDAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires DEC. 19 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eleanor H. Donnelly, an unmarried woman	NEW OWNER (NAME)	
238 Madison Blvd (ADDRESS)	(ADDRESS)	052-01-0-209.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kamron Lance Kimbro, an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eleanor H. Donnelly, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly Part of Lot No. 16 and the Northerly Part of Lot No. 17, of Block "D", on the Revised Plan of Power and Roth, Madison Park Subdivision, as of record in Book 843, Page 7, Registers Office for said County, and described as follows:

Beginning at the Southwest intersection of Madison Boulevard and Gallavista Avenue, thence with the Margin of said Boulevard Westerly 175 feet to a point; thence Southerly 88.5 feet to a point in the line between Lots No(s). 16 and 17; thence with the line between said lots Westerly 50 feet to a point; thence Southerly 25 feet to a point; thence Easterly 220 feet to a point in the Westerly Margin of Gallavista Avenue; thence with the Margin of same Northerly 76.2 feet to the point of beginning.

Being the same property conveyed to Kamron Lance Kimbro by Warranty deed from Fausto Molina and wife, Martha Molina of record in Instrument No. 20160519-0050116 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 238 Madison Blvd, Madison, TN 37115
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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 unencumbered, 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/our hand(s) this 28th day of February, 2020.

Kamron Lance Kimbro

STATE OF Tennessee
COUNTY OF Davidson

WARRANTY DEED
(Continued)

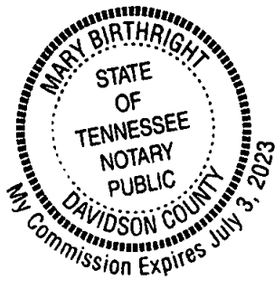
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kamron Lance Kimbro, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2020.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072