WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

J-UHS-20-1609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 385711 **DEEDWARR**
04/14/2020 02:50:05 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20200414-0039093

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Ultra Home Solutions, LLC	**New Owner**	
(NAME)	(NAME)	**32-9-21.00**
5133 Harding Pike, B-10-134		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TONYA S. KIMBROUGH, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ULTRA HOME SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot 75, Timbertrail, Section 6, as shown on plat of record in Plat Book 6900, Page 263, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tonya S. Kimbrough, a single woman, by Warranty Deed from Philip H. Dell, unmarried, recorded December 4, 2015 in Instrument No. 20151204-0122562, Register's Office for Davidson County, Tennessee.

****Tonya S. Kimbrough and Tonya Kimbrough are one in the same person.**

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 6, TIMBERTRAIL, as recorded in Plat Book 6900, Page(s) 263, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Subject to Indebtedness in the original principal amount of $150,100.00 payable to Summit Funding, Inc., as executed by Tonya S. Kimbrough, a single woman, on 12/01/2015 and filed for record on 12/04/2015, in Instrument No. 20151204-0122563, Register's Office for Davidson County, Tennessee.
- Subject to 2020 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1609 Fall Drive, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 7th DAY OF APRIL, 2020.

Tonya Kimbrough by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TONYA KIMBROUGH, and who acknowledged he/she/they executed the same as the free act and deed of the said TONYA KIMBROUGH.

Witness my hand and official seal, this the 7th of April, 2020.

Notary Public
My Commission Expires: 1-3-23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212