WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th day of January, 2021 .

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martha Moore		042-12-0-052.00
(NAME)	(NAME)	
503 Charles Drive	SAME	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	3838 Moss Rose Dr Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 556152 **DEEDWARR**
01/19/2021 01:44:26 PM 2 pgs
Fees: $13.00 Taxes: $760.35

20210119-0007938

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 considerations, the receipt of which is hereby acknowledged, I **Ernest Leon Kimble**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Martha Moore and husband, Goffrey Moore**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly 125 feet of Lot No. 15 on the Map of the W.W. Gray Plan of Lots at Madison, Tennessee, as of record in Book 974, Page 22, Register's Office for said County.

Said part of Lot No. 15 fronts 100 feet on the southerly side of Melrose Avenue and runs back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Ernest Leon Kimble, Individually by Executor's Quitclaim Deed from Estate of The Mary Elizabeth O'Saile, Ernest Leon Kimble and wife, Darlene Kimble, Co-Executors, dated 11/04/2020 and recorded 11/09/2020, of record in Instrument 202011090131136, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 503 Charles Drive, 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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 7th day of January, 2021 .

Ernest Leon Kimble

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernest Leon Kimble, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of January, 2021 .

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075