SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 690566 **DEEDWARRSP**
08/04/2021 01:55:07 PM 3 pgs
Fees: $18.00 Taxes: $207.20

20210804-0104943

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 TH DAY OF July 2021.

Notary Public

MY COMMISSION EXPIRES: 07-03-2025
(AFFIX SEAL)

ADRIENNE P. BOWLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law
201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MILTON S. HERRING AND WIFE, ANN L. HERRING, TRUSTEES U/A/D JUNE 18, 1993 and CECIL L. STONE AND WIFE, SHARON S. STONE, TRUSTEES U/A/D/ JULY 30, 1996	MILTON S. HERRING AND WIFE, ANN L. HERRING, TRUSTEES U/A/D JUNE 18, 1993 and CECIL L. STONE AND WIFE, SHARON S. STONE, TRUSTEES U/A/D/ JULY 30, 1996	073-07-0 177.00
(NAME)	(NAME)	
(ADDRESS) 205 Lexington Way Hermitage, TN 37076	(ADDRESS) 205 Lexington Way Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, grantors, JAMES RALPH ROBERT AND WIFE, SHIRLEY CARTER ROBERT, TRUSTEES U/A/D AUGUST 3, 1995, by these presents does hereby sell and convey unto MILTON S. HERRING AND WIFE, ANN L. HERRING, TRUSTEES U/A/D JUNE 18, 1993 and CECIL L. STONE AND WIFE, SHARON S. STONE, TRUSTEES U/A/D/ JULY 30, 1996, its heirs, successors and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantees, its heirs and assigns forever.

Grantors do hereby covenant with Grantees that Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantors do further covenant and bind itself, its heirs, representatives, to

warrant and forever defend the title to said land to said Grantees, its heirs and assigns, against the lawful claims of persons claiming by, through or under said Grantors, but not otherwise.

Witness our hands this 9th day of July, 2021.

TRUSTEES U/A/D AUGUST 3, 1995

BY: _____ _____

JAMES RALPH ROBERT SHIRLEY CARTER ROBERT,

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, JAMES RALPH ROBERT AND WIFE, SHIRLEY CARTER ROBERT, TRUSTEES U/A/D AUGUST 3, 1995, a Notary Public for the State and County aforesaid, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2021.

_____
Notary Public

My Commission Expires: 07-03-2023

ADRIENNE P. BOWLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in the State of Tennessee, Davidson County, described as follows, to-wit:

Trace No. 1: Being Lot No. 43A of the Zone Lot Division of Lot Nos. 41 through 43 of Cabin Hill Subdivision, Section Three, and Lot Nos. 22 through 26, 38 and 39 of Cabin Hill Subdivision, Section Four, of record in Plat Book 6250, page 523, amending Plat Book 5200, page 713, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to James Ralph Robert and wife, Shirley Carter Robert, Trustees U/A/D August 3, 1995, by Deed of Record at Book 9967, page 672, Register's office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Current years taxes which have been prorated and assumed by the Grantee(s); All restrictions of record; and All easements of record; including:

1) All matters on The Plan of record in Plat Book 5200, page 713 and as amended in Plat Book 6250, page 523, Register's Office for Davidson County, Tennessee;
2) Restrictive covenants of record in Book 6430, page 508 and as amended in Book 9412, page 317; Book 6250, page 523; and Book 9412, page 317, Register's Office for Davidson County, Tennessee;
3) Sewer easements of record at book 6181, page 107; and book 6209, page 475; and Book 6407, page 273, Register's Office for Davidson County, Tennessee;
4) Home owners association covenants of record in Book 6560, page 154, Register's Office for Davidson County, Tennessee;

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantors.

unimproved ☐
This is improved X property, known as **2307 KIMBERLY DRIVE, NASHVILLE, TN, 37214**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)