Karen Johnson Davidson County
Batch# 877840 DEEDWARR
06/24/2022 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20220624-0072760

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $740,000.00.

Affiant

Subscribed and sworn before me this the 17th day of June, 2022.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Thomas J. Paulus	New Owner	104-02-1C 303.00
3180 Parthenon Ave #102		
Nashville, TN 37203		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES R. KIMBALL AND ROBBIN L. KIMBALL, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THOMAS J. PAULUS AND LINDA M. PAULUS AND CARL M. PAULUS, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 103 of West Leigh Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for West Leigh Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070504-0053848 (erroneously stated as 20070504-00533848 in prior deed), as amended in Instrument No. 20140505-0037898, and Instrument No. 20140904-0081040, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of West Leigh Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20070504-0053848, and Bylaws appended thereto as Exhibit "C", said Register's Office, as amended, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit. Said Unit was formerly known as Unit 103 of the Kingsmont Court Condominium established under Master Deed of record as Instrument No. 20060526-00611923, as amended as Instrument No. 20070504-0053846, and superseded by the Declaration of Covenants, Conditions and Restrictions for West Leigh Townhomes of record as Instrument No. 20070504-0053848, as amended in Instrument No. 20140505-0037898, and Instrument No. 20140904-0081040, Register's Office for said County.

Conveyed herewith is the exclusive, permanent and perpetual license of use as pertaining to the single car garage on the ground level of the northeast portion of Unit 102 of West Leigh Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for West Leigh Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070504-0053848, Register's Office for Davidson County, Tennessee, as amended, and as more particularly described in the License Agreement as of record as Instrument No. 20070628-0077094, Register's Office for said County.

Being the same property conveyed to Dr. James R. Kimball and wife, Robbin L. Kimball, by deed dated 06/29/2007, from Kingsmont, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20070706-0080624, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3180 Parthenon Ave #102, Nashville, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to said Grantees, their successors, 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 the 17th day of June, 2022.

James R. Kimball

Robbin L. Kimball

STATE OF OKLAHOMA

COUNTY OF TULSA

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James R. Kimball and Robbin L. Kimball, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of June, 2022.

My commission expires: October 25, 2025

Notary Public

THEONA HOWELL NOTARY #05009859 EXP. OCTOBER 25, 2025 PUBLIC STATE OF OKLAHOMA

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 6-15-22.

Affiant Signature

6-15-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 15 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY