Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150084505 DEEDWARR
Recvd: 10/05/15 11:04 3 pgs
Fees:18.00 Taxes:814.00
20151005-0101028

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Matthew Kirkegaard and Kelsey Kirkegaard	New owner	061 11 0 109.00
(NAME)	(NAME)	
1003 Matthews Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael Chad Wilson**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew Kirkegaard and Kelsey Kirkegaard, husband and wife**, hereinafter called the Grantees, their heirs and 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 all of Lot 16 and part of Lot No. 15 on the Plan of McMahans Maplewood Tract, of record in Book 547, Page 144, Register's Office for Davidson County, Tennessee.

Said part of lot 15 is described according to a survey made by T.R. Sanford, on August 3, 1950, as follows: Beginning at the southeasterly corner of said Lot No. 15, in the northerly margin of Matthews Avenue; thence, with the northerly margin of Matthews Avenue, westerly 10 feet to a point; thence, northerly 160.3 feet to the northeast corner of said Lot No. 15; thence, southerly with the easterly boundary line of said Lot No. 15, 160 feet to the point of beginning; and forming a triangular tract of land fronting 10 feet on the northerly side of Matthews Avenue and extending back to a point at the northeast corner of said Lot No. 15.

File Number: MAI-154299

MCW

Being the same property conveyed to Mildred L. Mott by Warranty Deed dated August 19, 2005, from Marguerite L. Dorris, of record in Instrument No. 20050822-0099459, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Michael Chad Wilson by Deed dated April 15, 2011, from Mildred L. Mott of record in Instrument No. 20110418-0029615, Register's Office for Davidson County, Tennessee. Deed of record in Instrument No. 20050822-0099459, and Deed of record in Instrument No. 20110418-0029615, were both corrected by a Scrivener's Affidavit executed by James A. Waechter, Vice-President of Bankers Title and Escrow Corporation, and Samuel F. Anderson, which is of record in Instrument No. 20151001-0099752, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1003 Matthews Avenue, Nashville, TN 37216

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, has 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 our hands this 30th day of September, 2015.

Michael Chad Wilson

File Number: MAI-154299

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Michael Chad Wilson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2015.

Notary Public

My Commission Expires:

(SEAL)



File Number: MAI-154299