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PREPARED BY (AND RETURN TO):

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160027810 DEEDWARR
Recvd: 04/06/16 09:27 2 pgs
Fees:13.00 Taxes:1324.60
20160406-0032808

W & I Ref: (DM) Title No.: 58182
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bettina L. Engh 401 Bowling Avenue #29 Nashville, TN 37205	**SAME AS NEW OWNER**

TAX MAP PARCEL NUMBERS: 104130A02100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$358,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frederick Karl Kirchner, Jr., a single man,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bettina L. Engh, a single woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Building Site No. 21 a/k/a Unit 29 on the Plan of Richmeade Place, Section One of record in Book 4860, page 44, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frederick Karl Kirchner, Jr., by Warranty Deed from Betsy J. Jackson, unmarried, dated July 22, 2011, recorded on July 26, 2011 of record in Instrument No. 20110726-0057169, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 104130A02100.
The Plan of record in Book 4860, page 44, said Register's Office, to which plan reference is hereby made for a more complete description.
Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 4941, page 637, Book 5019, page 946, Book 5036, page 338, Book 5039, page 256, Book 5094, page 473, Book 5213, page 945, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 401 Bowling Avenue, # 29, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30 day of March, 2016.

Frederick Karl Kirchner, Jr.

State of Tennessee

County of Davidson

On this 30th day of March, 2016, before me the undersigned authority, personally appeared Frederick Karl Kirchner, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $358,000.00.

Affiant

Sworn and subscribed before me this 30th day of March, 2016.

Notary

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN