(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160086529 DEEDWARR
Recvd: 10/03/16 09:20 2 pgs
Fees:13.00 Taxes:2182.63
20161003-0103749

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $589,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF SEPTEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C. DBA VANDERPOOL & PEARMAN, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8447 KIEL JV CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Drew Kiel	NEW OWNER	103080015001
18 Westlawn Court		
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KEVIN T. KIEL AND WIFE ALETA D. KIEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DREW KIEL , UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 18 Westlawn Court, Nashville, TN 37209

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), their heirs and/or 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), their heirs and/or 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 hand on the 29th day of September, 2016.

Kevin T. Kiel

Aleta D. Kiel

AMY E. DECLUE-POWELL
Notary Public, State of Indiana
Bartholomew County
Commission # 634266
My Commission Expires
April 01, 2020

STATE OF INDIANA
COUNTY OF BARTHOLOMEW

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, KEVIN T. KIEL AND ALETA D. KIEL, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at BARTHOLOMEW COUNTY, INDIANA, this 29th day of September, 2016.

Notary Public Amy E. DeClue-Powell

My Commission Expires: 4-1-2020

16-8447 KIEL JV CB

EXHIBIT A - LEGAL DESCRIPTION

Being a part of Lot No. 336, on the Map of Richland Realty Company's West Lawn Subdivision, as of record in Book 421, Page 32, Register's Office for said County and described as follows: Beginning at a point in the line between Lots 336 and 337 on said plan which point is 150 ft. Southerly from the Southerly margin of West Lawn Driveway; thence with the line between said lots, Southerly 56 ft. to a point, which is 278 ft. North of the North right of way line of the NC4 St. L. Railroad; thence Easterly 100 ft. to a point which is 252.8 feet North of said Railroad right of way; thence Northerly 58 ft. to a point, which point is 150 ft. Southerly from the Southerly margin of West Lawn Driveway; thence Westerly parallel to and 150 ft. Northerly from said Driveway, 100 ft. to a point, being the point of beginning.

Being the same property conveyed by Warranty Deed from Michael Sullivan Builders, GP, a Tennessee General Partnership to Kevin T. Kiel and Aleta D. Kiel, husband and wife, as recorded on the 25th day of August, 2014 in Instrument No. 20140825-0077486 and Warranty Deed from William K. Wence and Kathleen W. Wence, Husband and Wife to Michael Sullivan Builders, GP, a Tennessee General Partnership, as recorded on the 13th day of January, 2014 in Instrument No. 20140113-0003288, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHLAND REALTY COMPANY'S WEST LAWN SUBDIVISION, as recorded in Plat Book 421, Page(s) 32 and Book 3106, Page 10, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).