Bill Garrett Davidson County
Batch# 56427 DEEDWARR
02/08/2018 10:07:40 AM 7 pgs
Fees: $38.00 Taxes: $259.00
20180208-0012719

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2018.

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: ~~3/20/19~~ 1/24/22
File No. G18-0806D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael C. Kinard (NAME)	New Owner (NAME)	105-03-0-131.00
1104 Preston Dr ~~45 Wharf Avenue~~ (STREET ADDRESS)	1104 Preston Dr (STREET ADDRESS)	
Nashville, TN ~~37210~~ 37206 (CITY) (STATE) (ZIP)	Nashville TN 37206 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Timothy E. Kinnard, Vivian F. Kinnard, Richmond E. Kinnard, John E. Carothers and Gladys O. Carothers**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael C. Kinard**, 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, as described to-wit:

Being the north 30 feet of Lot No. 401 on Maury and Claiborne's Addition to South Nashville, see plan Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee.

BEING a portion of the same property conveyed to John E. Carothers, Gladys O. Carothers as to a ½ interest, Timothy Kinnard, as to a 1/6 interest, Vivian F. Kinnard as to a 1/6 interest & Richmond Kinnard as to a 1/6 interest by Final Order of Declaratory Judgment and Quiet Title heard as Case No. 46437 in the Chancery Court for Williamson County, Tennessee.

Richmond F. Kinnard and Richmond E. Kinnard are one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 21, page 84-85, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Timothy E. Kinnard is signed by his/her duly appointed Attorney-in-fact Robert L. Scruggs, pursuant to the Power of Attorney recorded in Instrument No. 20180202 - 0011007 said Register's Office.

The signature of Vivian F. Kinnard is signed by his or her duly appointed Attorney-in-fact Jonathan S. Carlton,, pursuant to the Power of Attorney recorded in Instrument No. 20180202-0010888 Register's Office for Davidson County, Tennessee.

This is improved property, known as 45 Wharf Avenue, Nashville, TN 37210.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 31st day of January, 2018.

TIMOTHY E. KINNARD

By: _____ January 31, 2018
Robert L. Scruggs, Attorney-in-Fact Date

VIVIAN F. KINNARD

By: _____ January 31, 2018
Jonathan S. Carlton, Attorney-in-Fact Date

_____ January 31, 2018
John E. Carothers Date

_____ January 31, 2018
Gladys O. Carothers Date

Richmond E. Kinnard
E.
_____ January 31, 2018
Richmond E. Kinnard Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named John E. Carothers and Gladys O. Carothers , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of January, 2018.

My Commission Expires:_____ _____
Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Robert L. Scruggs, Attorney-in-Fact for Timothy E. Kinnard, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of January, 2018.

My Commission Expires:_____ _____
Notary Public

REK

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Richmond F. Kinnard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of January, 2018.

JONATHAN S CARLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2018

My Commission Expires: 05-08-2018

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jonathan S. Carlton Attorney-in-Fact for Vivian F. Kinnard, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of January, 2018.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

RCK

The signature of Vivian F. Kinnard is signed by his or her duly appointed Attorney-in-fact Jonathan S. Carlton,, pursuant to the Power of Attorney recorded in Instrument No. _____ Register's Office for Davidson County, Tennessee.

This is improved property, known as 45 Wharf Avenue, Nashville, TN 37210.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 31st day of January, 2018.

TIMOTHY E. KINNARD

By: _____ January 31, 2018
Robert L. Scruggs, Attorney-in-Fact Date

VIVIAN F. KINNARD

By: _____ January 31, 2018
Jonathan S. Carlton, Attorney-in-Fact Date

_____ January 31, 2018
John E. Carothers Date

_____ January 31, 2018
Gladys O. Carothers Date

_____ January 31, 2018
Richmond F. Kinnard Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named John E. Carothers and Gladys O. Carothers , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of January, 2018.

My Commission Expires:_____ _____
Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Robert L. Scruggs, Attorney-in-Fact for Timothy E. Kinnard, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of January, 2018.

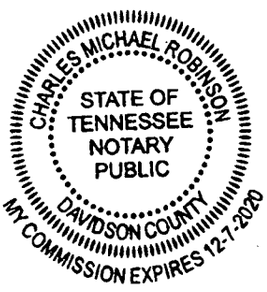
My Commission Expires:_____ _____
Notary Public

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jonathan S. Carlton, attorney-in-fact for Vivian F. Kinnard (Smith), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by the constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this ~~31st~~ 1st February of ~~January~~, 2018.



Notary Public

My Commission Expires: 12-7-20

State of Tennessee

County of _____

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Robert L. Scruggs, attorney-in-fact for Timothy E. Kinnard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by the constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st of January, 2018.

_____

Notary Public

My Commission Expires: _____

The signature of Vivian F. Kinnard is signed by his or her duly appointed Attorney-in-fact Jonathan S. Carlton,, pursuant to the Power of Attorney recorded in Instrument No. _____ Register's Office for Davidson County, Tennessee.

This is improved property, known as 45 Wharf Avenue, Nashville, TN 37210.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 31st day of January, 2018.

TIMOTHY E. KINNARD

Timothy E. Kinnard

By: Robert L Scruggs Atty in Fact
Robert L. Scruggs, Attorney-in-Fact

January 31, 2018
Date

VIVIAN F. KINNARD

By: _____
Jonathan S. Carlton, Attorney-in-Fact

January 31, 2018
Date

_____
John E. Carothers

January 31, 2018
Date

_____
Gladys O. Carothers

January 31, 2018
Date

_____
Richmond F. Kinnard

January 31, 2018
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named John E. Carothers and Gladys O. Carothers , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of January, 2018.

My Commission Expires:_____

_____
Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Robert L. Scruggs, Attorney-in-Fact for Timothy E. Kinnard, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of January, 2018.

My Commission Expires: 3-6-2018

Melody M Jenkins
Notary Public

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

The signature of Vivian F. Kinnard is signed by his or her duly appointed Attorney-in-fact Jonathan S. Carlton,, pursuant to the Power of Attorney recorded in Instrument No. _____ Register's Office for Davidson County, Tennessee.

This is improved property, known as 45 Wharf Avenue, Nashville, TN 37210.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 31st day of January, 2018.

TIMOTHY E. KINNARD

By: _____ January 31, 2018
Robert L. Scruggs, Attorney-in-Fact Date

VIVIAN F. KINNARD

By: _____ January 31, 2018
Jonathan S. Carlton, Attorney-in-Fact Date

x John Carothers _____ January 31, 2018
John E. Carothers Date

x Gladys O. Carothers _____ January 31, 2018
Gladys O. Carothers Date

_____ January 31, 2018
Richmond F. Kinnard Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named John E. Carothers and Gladys O. Carothers , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of January, 2018.

My Commission Expires: 3/27/18 _____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Robert L. Scruggs, Attorney-in-Fact for Timothy E. Kinnard, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of January, 2018.

My Commission Expires:_____ _____
Notary Public