WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/15/24

(AFFIX SEAL)

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

01288-44732b

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carmen Yvette Williger	PrimeLending, A Plains Capital Company	166P-E-041.00
(NAME)	(NAME)	
290 Lake Vista Dr	18111 Preston Rd, Ste 550	
(ADDRESS)	(ADDRESS)	
Porter, IL 46304	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 120587 **DEEDWARR**
07/25/2018 11:52:18 AM 2 pgs
Fees: $13.00 Taxes: $1,849.63
20180725-0072540

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kinsman Company, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Carmen Yvette Williger and David Williger, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 27, on the Final Major Subdivision Plat, PINE RIDGE ESTATES, Phase 1, formerly known as "Woodland Forest, Section 3", of record in Instrument No. 20161115-0120563, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Kinsman Company, LLC, a Tennessee limited liability company by Warranty Deed dated 05/11/2018, from Dalamar Homes, LLC, a Tennessee limited liability company, of record in Instrument 20180511-0045555, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Instrument 20161115-0120563 and the boundary plat of record in Book 6900, Page 443, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 7596, Page 692, amended in Instrument 20050916-0111743, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Stormwater Detention Agreement of record in Instrument 20031119-0168896 and Instrument

20040521-0059899, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20141229-0118294, in the Register's Office for Davidson County, Tennessee.
ByLaws of record in Instrument 20040503-0049797, amended in Instrument 20050916-0111744, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 812 Woodland Way, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 20th day of July, 2018.

KINSMAN COMPANY, LLC

By: Dayla R. Martin
Its: Secretary

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Dayla R. Martin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Secretary of Kinsman Company, LLC and that she as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Secretary.

WITNESS my hand and seal this 20th day of July, 2018.

Notary Public
My Commission Expires: 11/4/21

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

K. THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File No.: 01288-44732b
SMG TN Warranty Deed