This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1805222

Bill Garrett Davidson County
Batch# 121550 DEEDWARR
07/27/2018 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20180727-0073619

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| Hannah C. Crouse<br>1614 Lincoya Bay Dr.<br>Nashville, TN 37214 | Intercoun Global<br>FD IL 9600<br>1260 Energy Ln.<br>St. Paul, MN 55108 | 109-5D-69.00CO |

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nigel A. Kirlew and wife, Sandra L. Kirlew,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Hannah C. Crouse, a single woman,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Until No. 1614 on the plan of the cottages at Williams Bend Townhouses, a horizontal property regime with private elements, created under Title 67, Section 27-101, Et SEQ, as amended, Tennessee Code Annotated, and as established by declaration of covenants, conditions and restrictions for The Cottages At Williams Bend Townhouses, a horizontal property regime with private elements, of record in Instrument No. 20020628-0076712, and supplementary declarations in Instrument No. 20041028-0129585, and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, including without limitation the bylaws appended thereto, said Registers Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said declaration of covenants, reference is hereby made to the plan of The Cottages At Williams Bend Townhouses, of placement of units, as shown of Exhibit C" to the supplementary declaration of covenants of record in Instrument No. 20050923-0114373, for a more complete identification and description of said units.

Being the same property conveyed to Nigel A. Kirlew and wife, Sandra L. Kirlew by Warranty Deed from Kelly J. Garman, an unmarried woman, dated 7/15/2008 and recorded 7/18/2008, of record in Instrument No. 20080718-0074029, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2018 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.

3. Subject to any and all easements which may affect the within described property.

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, his heirs and assigns, forever;

AND **Nigel A. Kirlew and wife, Sandra L. Kirlew,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Nigel A. Kirlew and wife, Sandra L. Kirlew,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 1614 Lincoya Bay Drive, Nashville, TN 37214

Executed on this 25th day of July, 2018.

**Nigel A. Kirlew**

**Sandra L. Kirlew**

**MICHELLE WANG**
**NOTARY PUBLIC**
**Fulton County**
**State of Georgia**
**My Comm. Expires July 27, 2019**

**STATE OF TENNESSEE** ~~Georgia~~
**COUNTY OF** Fulton

Personally appeared before me, the undersigned Notary Public of said County and State, **Nigel A. Kirlew and wife, Sandra L. Kirlew,** 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 this ~~25th~~ 24th day of July, 2018.

Notary Public

My Commission Expires: July 27, 2019

STATE OF TENNESSEE
COUNTY OF

The ~~actual~~ consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Sworn to and subscribed to me, the undersigned, 25th day of July 2018.

Notary Public

My Commission Expires: 3/13/22

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

# True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/23/2022

