WARRANTY DEED

Bill Garrett Davidson County
Batch# 129310 **DEEDWARR**
08/15/2018 03:09:44 PM 2 pgs
Fees: $13.00 Taxes: $2,554.66

20180815-0080976

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $690,450.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF AUGUST, 2018.

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 /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9576

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Leah D. Bachert	NE WOWLER	
1909 A Kimbark Drive		131-02-2Z-001.00CO
Nashville, TN 37215		

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 HEREBY ACKNOWLEDGE, WE,

KRISTIN M. HESS, AN UNMARRIED WOMAN*

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

LEAH D. BACHERT, A SINGLE WOMAN

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, being Unit 1, as shown on the plan entitled Declaration of Covenants Conditions and Restrictions for 1909 Kimbark Drive Cottages, of record in Instrument No. 20160727-0077306, as amended in Instrument No. 20170407-0034282, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Warranty Deed from Cadence Construction, LLC, a Tennessee limited liability company to Kristin M. Hess*, a married woman, as recorded on the 1st day of September, 2017 in Instrument No. 20170901-0090123, as corrected by Affidavit of Scrivener's Error recorded in Instrument No. 20171024-0109123; Quitclaim Deed from Monarch Development, LLC, a Tennessee limited liability company to Cadence Construction, LLC, a Tennessee limited liability company, as recorded on the 3rd day of August, 2017 in Instrument No. 20170803-0079561 and part of Warranty Deed from M2E Holdings, LLC, a Tennessee limited liability company to Monarch Development, LLC, a Tennessee limited liability company, as recorded on the 22nd day of July, 2016 in Instrument No. 20160722-0075896, in the Register's Office of Davidson County, Tennessee.

* Kristin M. Hess having since divorced on November 20th, 2017, in the Chancery Court for Williamson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2018 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 COLONIAL HEIGHTS, as recorded in Plat Book 1130, Page(s) 102, 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 and Restrictions as set forth in Declaration of Covenants Conditions and Restrictions recorded in Instrument No. 20160727-0077306, as amended at Instrument No. 20170407-0034282, 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).

5. Charter of 1909 Kimbark Drive Cottages Owners Association, Inc. recorded at Instrument No. 20160727-0077305.

6. Easement for Telephone, recorded in Book 382, Page 531.

7. Matters set forth on Mortgage Loan Inspection by John Kohl & Company, P.C. dated October 03, 1994, as shown on Warranty Deed recorded in Book 11330, Page 74.

This is improved property known as 1909 A Kimbark Drive, Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 on the 13th day of August, 2018.

Kristin M. Hess

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, KRISTIN M. HESS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of August, 2018.

Notary Public

My Commission Expires: 3-15-2020

