WARRANTY DEED

Bill Garrett Davidson County
Batch# 131725 DEEDWARR
08/21/2018 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20180821-0082882

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Jamie Dorey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2018.

Emily Jones
Notary Public

MY COMMISSION EXPIRES: 5/31/22
(AFFIX SEAL)

EMILY JONES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-070963

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kyler Ann Willhite	Kyler Ann Willhite	
(NAME) 3626 West End Ave #204	(NAME) 3626 West End Ave #204	104-09-0H-010.00-CO
(ADDRESS) Nashville TN 37205	(ADDRESS) Nashville TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($330,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, APRIL KIRCHEN, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KYLER ANN WILLHITE, AN UNMARRIED 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 No. H-202, together with the appurtenant interest in the common elements of Richland House Condominiums, a horizontal property regime established by Master Deed, of record in Book 7380, page 470, and amended in Book 11545, page 870, Instrument No. 20000331-0032315, Instrument No. 20000403-0032872 and further amended in Instrument No. 20010614-0062797, Registers Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.Being the same property conveyed to April Kirchen by Warranty deed from Jessica D. Lampley, unmarried of record in Instrument No. 20130806-0082032 Register's Office for Davidson County, Tennessee, dated July 31, 2013 and recorded on August 06, 2013. (Value of consideration shown in aforementioned deed $244,900.00.) Being also known as 3626 West End Avenue Apt 204 Nashville, Tennessee 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments,

unimproved ☐
This is improved ☒ property, known as 3626 West End Avenue Apt 204, Nashville, TN 37205
(House No.) (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 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. 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness April Kirchen, unmarried this 20 day of August, 2018.

April Kirchen

STATE OF MICHIGAN
COUNTY OF CLINTON

On this the 20th day of August, 2018, before me personally appeared April Kirchen, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of August, 2018.

Notary Public

My Commission Expires:

(SEAL)

JANE E. CHURCH
Notary Public, State of Michigan
County of Clinton
My Commisssion Expires May 10, 2024
Acting in the County of Clinton

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

