WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 156012 DEEDWARR
11/02/2018 08:35:03 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20181102-0108620

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$190,000.00.**

Melissa Jansen
Affiant

Subscribed and sworn to before me this 29th day of October, 2018.

Stephanie Dome
Notary Public
My Commission expires: 8-05-2021
(Affix Seal)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 8-05-2021

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Trisha Daine Robbins Kaschalk	new owners	075-13-0-056.00
250 Bonnalyn Drive		
Hermitage, TN 37076		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, a single woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Trisha Diane Robbins Kaschalk, an unmarried woman, and Devin Robbins, an unmarried man, joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of Section Two (Revised), Hermitage Hills of record in Plat Book 2900, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 219 fronts 80 feet on the Southwesterly side of Bonnalyn Drive and runs back 148.5 feet on the Southeasterly line and 147.9 feet on the Northwesterly line to a dead line in the rear and measures 80 feet thereon.

Being the same property conveyed to Wanda Williams, a single woman from Peggy Jean Willis Barnes, a single woman and James Presley Willis, married and Linda June Willis Watson, a single woman and Alvie Wayne Mills, married and Estate of Gerald R. Willis by Warranty Deed on May 18, 2018, of record in Instrument Number 20180530-0051618, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 2900, Page 112, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3096, Page 5, Register's Office for Davidson County, Tennessee.

This is improved property known as: **250 Bonnalyn Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-VRES-18-250

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 our hands this October 29, 2018.

Wanda Williams

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 29, 2018

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY