THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181118368** Karen Y Johnson Davidson County Batch# 173631 **DEEDWARR** 12/13/2018 11:13:01 AM 2 pgs Fees: $13.00 Taxes: $1,183.63 20181213-0121357	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $319,900.00. Affiant Subscribed and sworn to before me, this 7th day of December, 2018. Notary Public My Commission Expires:

WILLIAM T CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 28, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Heather Marie Henderson 126A Kingston Street Nashville TN 37207	New Owner	Tax Parcel ID No. 071-03-0D-001.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kirtley Whittington and Calvit Ratcliffe, tenants in common**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Heather Marie Henderson**,* ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*single

Land in Davidson County, Tennessee, being Unit A, 126 KINGSTON STREET, a Townhouse Planned Unit Development, as established in Exhibit "B" of Declaration of Covenants, Conditions and Restrictions in Instrument No. 20171116-0117699, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Mountain Top Investments, LLC, a Tennessee limited liability company to Kirtley Whittington and Calvit Ratcliffe, tenants in common, as recorded on the 5th day of May, 2017 in Instrument No. 20170505-0044948; part of Quitclaim Deed from Robert L. Scruggs, Trustee, under the Kingston Street Trust dated October 14, 2014 to Mountain Top Investments, LLC, a Tennessee limited liability company, as recorded on the 10th day of November, 2016 in Instrument No. 20161110-0119246; part of Quitclaim Deed from Property Savers, LLC to Robert L. Scruggs, Trustee, Trustee of the Kingston Street Trust, as recorded on the 17th day of October, 2014 in Instrument No. 20141017-0095951 and part of Warranty Deed from Randall Williams and wife, Sandra Williams to Property Savers, LLC, as recorded on the 21st day of April, 2014 in Instrument No. 20140421-0032678, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 161, Page(s) 26 and 27 and Instrument No. 20170705-0067471.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions recorded in Instrument No. 20171116-0117699.

FYI: Plat recorded at Instrument No. 20171116-0117699 is a Resubdivision on Lot 152. Plat has an incorrect reference in notes as to the lot number to be voided and vacated on Plat Book 161, Pages 26 and 27. It states Lot 118. However, that is the last few numbers of the Parent Parcel. The correct reference should be Lot 152.

FYI: Quitclaim Deed recorded at Instrument No. 20161110-0119246 also included the legal description for Parcel No. 071-03-0-119.00. However, that property had already been sold in Warranty Deed recorded at Instrument No. 20141223-0117409. The subject property came out of Parcel No. 071-03-118.00. Included Warranty Deed recorded at Instrument No. 20141223-0117409 for informational purposes only.

This is improved property located at 126A Kingston Street Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of December, 2018.

Kirtley Whittington

Calvit Ratcliffe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kirtley Whittington and Calvit Ratcliffe, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of December, 2018

Notary Public

My Commission Expires: _____

