WARRANTY DEED

Karen Johnson Davidson County
Batch# 188372 DEEDWARR
01/25/2019 01:48:00 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20190125-0007534

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-6-21
(AFFIX SEAL)

DANIELLE MBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

File No.: HTF18-111474

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brenton Douglas Kee and Robin Wilson Kee	New Owner	
(NAME)	(NAME)	
714 Harpeth Knoll Road		142-14-0-067.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JONOTHAN N. CANTWELL, II, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRENTON DOUGLAS KEE AND ROBIN WILSON KEE, HUSBAND AND WIFE, 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 Lot No. 216 on the Plan of Harpeth Valley Park, Section II of record in Plat Book 3700, Page 129, 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 216 fronts 80 feet on the Easterly side of Harpeth Knoll Road and extends back 221.4 feet on the Northerly line and measured 230.6 feet on the Southerly line, to a line in the rear which measures 85.5 feet.

Being the same property conveyed to Mack Willard Hines and wife, Eugenia Joyce Hines by Warranty deed from Wanda Fay Moss Myers, and husband, Randall G. Myers of record in Book 6938, page 335, Register's Office for Davidson County, Tennessee, dated August 01, 1986 and recorded on August 04, 1986.

Being the same property conveyed to Eugenia Joyce Hines, a widow, Trustee of the Eugenia Joyce Hines Family Trust by Quitclaim deed from Eugenia Joyce Hines, a widow of record in Book 11432, page 78, Register's Office for Davidson County, Tennessee, dated April 14, 1999 and recorded on April 14, 1999 and Re-Recorded in Book 11444, Page 743.

Being the same property conveyed to Jonothan N. Cantwell, II by Quitclaim deed from Suzanne Williams, Successor Trustee of the Eugenia Joyce Hines Family Trust, UAD March 26, 1999 and as amended on January 21, 2002 of record in Instrument No. 20180828-0085041 Register's Office for Davidson County, Tennessee, dated August 13, 2018 and recorded on August 28, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 714 Harpeth Knoll Road, Nashville, TN 37221
(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.

Witness my/our hand(s) this the 31st day of December, 2018

Jonothan N. Cantwell by Kandie J Hines attorney in fact
Jonothan N. Cantwell, II by Kandie J. Hines, attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of December, 2018, before me personally appeared Kandie J. Hines to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jonothan N. Cantwell, II and who acknowledged he/she/they executed the same as the free act and deed of the said Jonothan N. Cantwell, II.

Witness my hand and official seal, this the 31st day of December, 2018.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY