Karen Johnson Davidson County
Batch# 190035 DEEDWARR
01/30/2019 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $894.48
20190130-0009163

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $241,750.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JANUARY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12.03.19

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-5364B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank, please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Kelly Wilkerson | CapStar Bank | 071-11-0-228.00 |
| 1431 Pennock Avenue | 2002 Richard Jones Road, Suite 300A | |
| Nashville, TN 37207 | Nashville, TN 37215 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**ROSEMARY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**KELLY WILKERSON, AN UNMARRIED WOMAN**

HEREINAFTER CALLED THE GRANTEE(S), 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 Nos. 196 and 197 on the Plan of Plat of The Highland Land Co's Subdivision of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Capital Homes, L.P., by Warranty deed from Kudzu Real Estate, Inc of record in Instrument No. 20110823-0065159 Register's Office for Davidson County, Tennessee, dated August 17, 2011 and recorded on August 23, 2011. (Value of consideration shown in aforementioned deed $50,000.00.)

Being a portion of the same property conveyed to Rosemary Partners, LLC by Quitclaim deed from Capital Homes, LP of record in Instrument No. 20121231-0120482 Register's Office for Davidson County, Tennessee, dated December 21, 2012 and recorded on December 31, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1431 Pennock Avenue, Nashville, TN 37207

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 30th day of January, 2019.

Rosemary Partners, LLC, a Tennessee Limited Liability Company

BY: _____

J. Carlton Drumwright, Authorized Agent

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Before me, a Notary Public in and for the County and State aforesaid, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Rosemary Partners, LLC, a Tennessee Limited Liability Company, and that he as such, being authorized to do so, executed the foregoing instrument by signing the name of the limited liability company by himself as the Authorized Agent for Rosemary Partners, LLC, the bargainor, a Tennessee Limited Liability Company, and as such, being authorized so to do by the company, executed the same for the purposes therein contained.

Witness my hand and official seal, this 30th day of January, 2019.

_____

Notary Public

My Commission Expires: 12.03.19

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

**File #: 18-5364B**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**

COMPASS
LAND TITLE

# TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

