THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 19-1703
Parcel ID: 083-02-0-107

Property Address:
1438 Roberts Avenue, Nashville, TN 37206

Karen Johnson Davidson County
Batch# 199284 DEEDWARR
02/26/2019 10:24:34 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20190226-0017266

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Renasant Bank
2001 Park Place North, Ste 150
Birmingham, AL 35203

Address of New Owner:
Kristin Hailey Pickerel
1438 Roberts Avenue
Nashville, TN 37206

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **JAMES CHILDRESS and CHRIS CHILDRESS, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **KRISTIN HAILEY PICKEREL, unmarried**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land situated in the eastern part of Nashville in what was formerly the old 28th (afterwards the 11th) Civil District of said County, being Lot No. Six (6) on the map of the Subdivision, of the Roberts Property, as of record in Plat Book 421, page 81 Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES CHILDRESS and CHRIS CHILDRESS, husband and wife by Deed dated August 11, 2017 from BEN LAPP aka BENJAMIN LAPP, recorded August 14, 2017, in Instrument Number 20170814-0082863, in the Official Records of Davidson County, Tennessee.

This is property known as 1438 Roberts Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, her heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2019 Davidson County property taxes are a lien not yet due and payable.
2. All matters on the Plan of record in Plat Book 421, page 81, Register's Office for Davidson County, Tennessee.
3. Right-of-way Agreement to Metropolitan Government of Nashville as contained in Instrument No. 20180424-0038476, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenant for Accessory Dwelling, Detached Historical, of record in Instrument No. 20180503-0042347, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 22nd day of February, 2019.

JAMES CHILDRESS

CHRIS CHILDRESS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **JAMES CHILDRESS and CHRIS CHILDRESS**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 22nd day of February, 2019.

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:
12-01-20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$470,000.00.**

Affiant

SWORN TO and subscribed before me on this 22nd day of February, 2019.

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:
12-01-20