THIS INSTRUMENT PREPARED BY: **Bradley T. Bald, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** BRADLEY T. BALD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $355,000.00 Affiant Subscribed and sworn to before me, this 21 day of March, 2019. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Kassie Powell 3608 Hewlett Ct Nashville, TN 37211	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 133-07-0-026.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW P. ESHELMAN,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KASSIE POWELL,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section Three, Parma-Heights of record in Plat Book 2330, Page 60, 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 Andrew P. Eshelman by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20180910-0089356 Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on September 10, 2018.

This is improved property commonly known as: **3608 Hewlett Ct, Nashville, TN 37211.**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that he has 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 himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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.

Karen Johnson Davidson County
Batch# 210411 DEEDWARR
03/27/2019 11:44:42 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20190327-0027581

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of March, 2019.

ANDREW P. ESHELMAN

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDREW P. ESHELMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of March, 2019.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2020