Karen Johnson Davidson County
Batch# 212369 DEEDWARR
04/01/2019 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,792.02
20190401-0029203

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $764,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kirkwood LLC	Kirkwood LLC	117 04 4A 002.00
(NAME)	(NAME)	
1517 B Kirkwood Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Amy Wilson and Kevin Wilson, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kirkwood LLC**, 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 Unit 1517B established by the Declaration of Covenants, Conditions and Restrictions for 1517 Kirkwood, a Horizontal Property Regime with Private Elements of record as Instrument 20170406-0033672, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more completed and detailed description and the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being a portion of the same property conveyed to Province Builders, LLC and Christopher Cantrell, as tenants in common by Warranty Deed from John E. Carothers and wife, Gladys O. Carothers dated January 13, 2017 and recorded January 17, 2017 as Instrument No. 20170117-0004740, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Amy Wilson and Kevin Wilson, wife and husband by Warranty Deed from Province Builders, LLC and Christopher Cantrell, as tenants in common dated November 10, 2017 and recorded November 13, 2017 as Instrument No. 20171113-0116304, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-1902282SSO

unimproved ☐
This is improved ☒ property, known as 1517 B Kirkwood Ave. Nashville, TN 37212

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 our hands this 28th day of March, 2019

Amy Wilson by Makeysha Sorensen as Attorney in fact
Amy Wilson
By Makeysha Sorensen as Attorney-in-fact

Kevin Wilson by Makeysha Sorensen as Attorney in fact
Kevin Wilson
By Makeysha Sorensen as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Makeysha Sorensen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Amy Wilson, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Amy Wilson, for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2019.

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC My Commission expires on 02/21/2022
WILLIAMSON COUNTY

Notary Public

My Commission Expires:

(SEAL)

File Number: FRN-1902282SSO

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Makeysha Sorensen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kevin Wilson, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Kevin Wilson, for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2019.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 03/21/2022
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y Ray, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

File Number: FRN-1902282SSO