Karen Johnson Davidson County
Batch# 217439 DEEDWARR
04/15/2019 08:32:38 AM 2 pgs
Fees: $13.00 Taxes: $1,739.92
20190415-0033828

Warranty Deed

ANGELA G. BATSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 7, 2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $470,250.00. Affiant Subscribed and sworn to before me, this the 12th day of April, 2019. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Amara Leigh Coombes Travis Wainman-Rouverol	Access National Mortgage	
1104 Preston Drive	1800 Robert Fulton Drive, Suite 350	083-04-0-186.00
Nashville, TN 37206	Reston, VA 20191	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HALEY KINARD AND MICHAEL KINARD, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMARA LEIGH COOMBES AND TRAVIS WAINMAN-ROUVEROL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lots Nos. 5 and 6 on the plat of Rosebank Subdivision of the J. W. C. Church tract as of record in Book 547, Page 48, Register's Office, Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., June 23, 1952, as follows:

Beginning at a point in the Westerly margin of Preston Avenue at the common corner of Lots Nos. 6 and 21 of said subdivision; thence Westwardly with the line between Lots Nos. 6, 21 and 5 of said subdivision, 167.625 feet to a point in the Northerly line of Lot No. 5; thence Southwardly 60 feet to a point; thence Eastwardly and parallel to the first line 169.37 feet to a point in the Westerly margin of Preston Avenue; thence Northwardly 60 feet to the beginning.

Being the same property conveyed to Haley Kinard and Michael Kinard, tenants by the entirety by Warranty deed from Victor K. Seidel, III and Adelee Seidel of record in Instrument No. 20160422-0039538 Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on April 22, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1104 Preston Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of April, 2019.

Haley Kinard

Michael Kinard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Haley Kinard and Michael Kinard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of April, 2019.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022