Box 14
31799-4

WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 218512 **DEEDWARR** 04/16/2019 11:56:52 AM 2 pgs Fees: $13.00 Taxes: $1,720.50 20190416-0034767	The actual consideration or value, whichever is greater, for this transfer is **$465,000.00.** Affiant Subscribed and sworn to before me, this the 15th day of April, 2019. Notary Public My commission expires: July 8, 2019 (AFFIX SEAL)

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael Keipp **Rebecca Keipp**	**"NEW OWNER"**	**172-14-0-B-206.00co**
4720 Sterling Cross		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Hayden M. McKaskle and wife, Jan S. McKaskle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Keipp and Rebecca Keipp, husband and wife

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 Lot No. 206 on the Plan of Winfield Park, Phase 1, Section 2, Revision 2, Cluster Lot Development, a Planned Unit Development, as of record in Instrument No. 20010313-0024087, revising Instrument No. 20000225-0018479, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Hayden M. McKaskle and wife, Jan S. McKaskle, by Warranty Deed dated June 15th, 2012, from James A. Clough and wife, Melissa R. Clough, of record in Instrument No. 20120619-0053478, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Instrument No. 20010313-0024087, revising Instrument No. 20000225-0018479, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions and Restrictions of Winfield Park, of record in Book 11113, Page 691, Register's Office for Davidson County, Tennessee.**

3) **By-Laws of Winfield Park Homeowners' Association, Inc., of record in Book 11113, Page 717, Register's Office for Davidson County, Tennessee.**

4) **Declaration of Covenants, Conditions, Restrictions, and By Laws of Winfield Park, Section 2, of record in Instrument No. 20001211-0122000, and corrected in Instrument No. 20020520-0061426, Register's Office for Davidson County, Tennessee.**

5) **Ingress/Egress Easement and Cross Use of record in Book 5552, Page 857, said Register's Office.**

6) **Easement to BellSouth of record in Book 11628, Page 204, said Register's Office.**

7) **Easement Agreement of record in Book 11124, Page 852, said Register's Office.**

8) **Conveyance of Open Space to Winfield Park Homeowners' Association, Inc., of record in Instrument No. 20020515-0059530, said Register's Office.**

9) **Certificate of Duly Adopted Resolution for Winfield Park Homeowner's Association of record in Instrument No. 20160211-0013422, said Register's Office.**

10) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 4720 Sterling Cross, Nashville, TN 37211

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 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 my/our hand(s) this **15th** day of **April, 2019.**

Hayden M. McKaskle

Jan McKaskle

Jan S. McKaskle

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Hayden M. McKaskle and Jan S. McKaskle,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this **15th** day of **April, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21