This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4076

Karen Johnson Davidson County
Batch# 222924 DEEDWARR
04/29/2019 09:07:40 AM 2 pgs
Fees: $13.00 Taxes: $458.80

20190429-0038867

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $124,000.00

Affiant

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

Subscribed and sworn to before me, this the 24th day of April, 2019

Notary Public
My Commission Expires: 2/28/20

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Erin V. Wilson<br>2929 Selena Drive, K-142<br>Nashville, TN 37211 | New Owner | 119-14-0A-142.00-CO |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), 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, **Benton Wahl and Helen Wahl, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Erin V. Wilson, an unmarried woman**, 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 Unit No. 142, Building K on the Plan of Kingswood Condominiums, of record in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Kingswood, a horizontal property regime established by Master Deed of record in Book 6058, Page 320, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Benton L. Wahl by Warranty deed from Charlotte Ann Sharpe of record in Instrument No. 20031229-0182883 Register's Office for Davidson County, Tennessee, dated December 10, 2003 and recorded on December 29, 2003.

Being the same property conveyed to Benton Wahl and wife, Helen Wahl by Quitclaim deed from Benton L. Wahl of record in Instrument No. 20090304-0019430 Register's Office for Davidson County, Tennessee, dated March 02, 2009 and recorded on March 04, 2009.

This is improved property located at: **2929 Selena Drive K-142, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

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

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 23rd day of April, 2019.

GRANTOR:

Benton Wahl

Helen Wahl

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Benton Wahl, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of April, 2019.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Helen Wahl, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of April, 2019.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021