Karen Johnson Davidson County
Batch# 225431 DEEDWARR
05/03/2019 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20190503-0041459

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd day of May, 2019.

(Affix Seal) Notary Public

My Commission Expires: 11-23-2020

LARHONDA H. MAXEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2019-651-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
William R. Hostettler 421 East Iris Drive, Suite 300 Nashville, Tennessee 37204	NEW OWNER	Map/Parcel: 104-13-0-D-003.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Randall L. Kinnard and spouse, Peggy S. Kinnard,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **William R. Hostettler, married man,** hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-2, on the Plan of Bellwood Terrace Condominiums of record in Plat Book 5200, Pages 568 & 569, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete identification and description of such Unit.

BEING the same property conveyed to Randall L. Kinnard and spouse, Peggy S. Kinnard by Deed dated September 6, 1994 from Russell Spicer, Jr. of record in Book 9458, Page 294, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Taxes for the year 2019, a lien, not yet due and payable; zoning; setback requirements and general utility, sewer, and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as 416 Bowling Avenue, Nashville, TN 37205 .

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, his heirs and assigns forever; and the GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 2nd day of May, 2019:

Randall L. Kinnard

Peggy S. Kinnard

STATE OF TENNESSEE
COUNTY OF Davidson

On this 2nd day of May, 2019, before me personally appeared Randall L. Kinnard and Peggy S. Kinnard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 2nd day of May, 2019.

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 12-5-2020

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

AMY T. NELSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN