Karen Johnson Davidson County
Batch# 247852 **DEEDWARR**
06/25/2019 08:44:42 AM 2 pgs
Fees: $13.00 Taxes: $2,701.00

20190625-0061060

WARRANTY DEED

RETURN T
PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$730,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christy Watkins 1937 Kimbark Drive Nashville, TN 37215	OWNER	131-02-2D-002.00-C

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 consideration, the receipt of which is hereby acknowledged, I/we, **Hayley H. Landsberg, formerly known as Hayley V. Heath, and Anthony J. Landsberg, wife and husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Christy Watkins, a single woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of 1937 A and B Kimbark, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1937 A and B Kimbark, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150123-0006782, Register's office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1937 A and B Kimbark, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150123-0006782, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Hayley V. Heath and Anthony J. Landsberg by Warranty Deed from Cardinal Residential Ventures, a Tennessee General Partnership, dated April 8, 2016 and recorded as April 19, 2016, of record in Instrument No. 201604190037651, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 1937 Kimbark Drive, Nashville, TN 37215

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 my/our hand(s) this the 24th day of June, 2019.

Hayley H. Landsberg

Anthony J. Landsberg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Hayley H. Landsberg and Anthony J. Landsberg with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 24th of June, 2019.

Jennifer L Stacey

Notary Public

My Commission Expires: 10/3/21

(SEAL)

