Karen Johnson Davidson County
Batch# 248399 DEEDWARR
06/25/2019 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $3,881.30
20190625-0061461

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $1,049,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2019.

Tabatha Edwards
Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Ann P. Kaiser	New Owner	**116-08-0C-205.00-CO (Tr: 1) & 116-07-0-125.00 (Tr: 2)**
205 Concord Park West		
Nashville, TN 37205		

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

Rhonwyn Counihan and Peter F. Counihan, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ann P. Kaiser, 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:

Tract 1:
A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain building site, being Lot No. 205, as shown on the Plan of Sugartree, Phase #4, of record in Plat Book 4955, Page 84, as amended in Book 5274, Page 562 and Instrument No. 20050426-0046450, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with appurtenant, non-exclusive interest in the common and limited common areas as shown on said plan and as provided in Declaration of Covenants, Conditions and Restrictions, as amended.

Tract 2:
Being a tract of land located in the Seventh Civil District of Davidson County, Tennessee, located generally 500 feet Southwest of Woodmont Boulevard adjacent to the South line of Sugartree Subdivision, and more particularly described as follows:

Beginning at a point in the common corner of the property O.I.C. Westchase (formerly Westchase, a Joint Venture, Book 5947, Page 272, Leader Enterprises, Inc., Book 5911, Page 738 and Thomas C. Scott, Trustee, Book 5513, Page 182, RODC), Book 6250, Page 43, and Sugartree, Phase IV, Book 4955, Page 84, RODC, said point being the North corner of the tract herein described;

Thence, with the line of Sugartree, S 42 deg. 30' E, 150.00 feet to a point; Thence leaving Sugartree, N 83 deg. 55' 46" W, 59.97 feet to a point; Thence N 54 deg. 00' 16" W, 99.48 feet to a point; Thence N 40 deg. 16' E, 60.00 feet to the point of beginning, containing (5952 sq. ft.) 0.14 acres, more or less.

Being the same property conveyed to Rhonwyn Counihan and husband, Peter F. Counihan by Warranty

Deed from Lucy B. Van Voorhees, Edward B. Van Voorhees, Jr. and Jeanne Van Voorhees Ellis, Co-Executors of the Last Will and Testament of Lucile B. Van Voorhees, of record in Instrument No. 20050203-0013009, Register's Office for Davidson County, Tennessee, dated January 31, 2005 and recorded on February 03, 2005.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 205 Concord Park West, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 14th day of June, 2019:

Rhonwyn Counihan by Ryan Rafoth her attorney in fact
Rhonwyn Counihan by Ryan Rafoth, her Attorney-In-Fact

Peter F Counihan by Ryan Rafoth his attorney in fact
Peter F. Counihan by Ryan Rafoth, his Attorney-In-Fact

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Ryan Rafoth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Rhonwyn Counihan ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 14th day of June, 2019.

My Commission Expires: 5/23/22

Melissa Chisum
Notary Public

MELISSA CHISUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Ryan Rafoth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Peter F. Counihan ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 14th day of June, 2019.

My Commission Expires: 5/23/22

Melissa Chisum
Notary Public

MELISSA CHISUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

20191248R

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

