Karen Johnson Davidson County
Batch# 263528 DEEDWARR
07/29/2019 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20190729-0074409

WARRANTY DEED

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: ALW-19-5536-SALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAITLIN MCKENZIE HILTON	SWBC Mortgage Co.	103-06-0-M-001.00CO
(NAME)	(NAME)	
5536 KENDALL DRIVE	9311 San Pedro, #100	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **BRADLEY JOSEPH BARS, MARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CAITLIN MCKENZIE HILTON**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A as shown on the Declaration of Covenants, Conditions and Restrictions For Homes at 5536 Kendall Drive, a Horizontal Property Regime, with said Unit being depicted on Exhibit "C" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration, of record in Instrument Number 20190322-0026136, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed by Warranty Deed from Stephanie J. Ham and Christopher E. Ham, wife and husband, to Bradley Joseph Bars, married, as recorded on the 12th day of March, 2019, in Instrument No. 20190312-0022620, in the Register's Office of Davidson County, Tennessee.

Subject property was not the primary or marital residence of the Grantor(s).

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5536 KENDALL DRIVE, NASHVILLE, TN 37209
(House Number) (Street) (City or Town) (Postal Zip)

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 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 hand(s) this 24th day of July, 2019.

BRADLEY JOSEPH BARS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADLEY JOSEPH BARS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 5/9/23

KIM D. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

