(1)

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

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Nashville, TN 37205
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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 263790 DEEDWARR
07/30/2019 09:35:13 AM 2 pgs
Fees: $13.00 Taxes: $1,376.40
20190730-0074787

W & I Ref: (MJ) Title No.: 60555
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kay Frances Kiesler 1105 Harpeth Mill Court Nashville, TN 37221	Quicken Loans Inc. P. O. Box 6577 Carol Stream, IL 60197

TAX MAP PARCEL NUMBERS: 142130B18700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$372,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Samuel P. Helmbrecht and Cindy C. Helmbrecht, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kay Frances Kiesler, a single woman,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Riverside First Revision, Phase 5A, of record in Instrument No. 20021107-0137078, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Samuel P. Helmbrecht, and wife, Cindy C. Helmbrecht by Warranty Deed from Kyle M. Tharp, and wife, Jaime L. Tharp, Dated October 24, 2008 and recorded on October 28, 2008, of record in Instrument No. 20081028-0107358, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2019, and subsequent years. The Plan, with Owner's Certificate, of record in Instrument No. 20021107-0137078, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is hereby made for a more complete description. Agreement for Grant of Easement for Conservation Greenway between Riverside Homeowner's Association and the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20041019-0125877, said Register's Office. Agreement for Dedication Easement for Water Line including terms and conditions thereof as recorded in Book 6970, page 275, Register's Office for Davidson County, Tennessee. Dedication of Public Utilities Easement including terms and conditions hereto as recorded in Book 6970, page 278, Register's Office. Agreement for Dedication Easement for Water LIne including terms and conditions thereof as record in Book 6970, page 281, Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 6972, page 45, Register's Office for Davidson County, Tennessee. Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 11063, page 996, Book 7185, page 619; Book 7405, page 780; Instrument No. 20040419-0044162; Instrument No. 20091124-0108147; Instrument No. 20091204-0111306, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c. Rights of others under the terms and conditions contained in the Charter of record in Book 7829, page 703, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1105 Harpeth Mill Court, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of July, 2019.

Samuel P. Helmbrecht **Cindy C. Helmbrecht**

State of Tennessee

County of Davidson

On this 29th day of July, 2019, before me the undersigned authority, personally appeared Samuel P. Helmbrecht and Cindy C. Helmbrecht, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $372,000.00.

Affiant

Sworn and subscribed before me this 29th day of July, 2019.

Notary

My Commission Expires: 03-08-21

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY