Karen Johnson Davidson County
Batch# 275712 DEEDWARR
08/23/2019 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $3,959.00
20190823-0084986

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2019070013

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $1,070,000.00

Sworn to and subscribed before me this 22nd day of August, 2019.

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03/06/2023

Affiant

Carmen Coats
Notary Public

Address of New Owner:
Robert Casey Hatch
920 A Kirkwood Avenue
Nashville, TN 37204

Send Tax Bills to:
WELLS FARGO BANK
2701 WELLS FARGO WAY
MINNEAPOLIS, MN 55467

Map-Parcel Numbers:
180-014P-001.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Charles William Young, IV and Amanda Young, a married couple** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert Casey Hatch and Meredith Clayton Gilbertson husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Kirkwood Estates, a Townhouse Planned United Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151124-0119412, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles William Young, IV and Amanda Young, a married couple by Warranty Deed from Bill and Peg, LLC, a Tennessee limited liability company of record in Instrument No. 20170619-0061039, Register's Office for Davidson County, Tennessee, dated June 15, 2017 and recorded on June 19, 2017

This is improved property known as **920 A Kirkwood Avenue, Nashville, TN 37204.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 22nd day of August, 2019.

Charles William Young, IV

Amanda Young

State of Tennessee
County of ~~Williamson~~ DAVIDSON (KMD)

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Charles William Young, IV and Amanda Young, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2019.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

