TN190730

WARRANTY DEED

Karen Johnson Davidson County
Batch# 277873 DEEDWARR
08/30/2019 09:00:50 AM 2 pgs
Fees: $13.00 Taxes: $847.30
20190830-0087592

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $229,000.00

Katherine Warren
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF AUGUST, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/6/21

FRANK ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1265KH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Brandon Reilly	New Owner	
4816 Sunlight Drive		134-13-164.00
Nashville, TN 37211		

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

ROBERT R. ELKINS, UNMARRIED AND RANDALL ELKINS, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRANDON REILLY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real property situated in the County of Davidson, State of Tennessee:

Being Lot No. 227 on the Plan of Kenilworth Estates, Section Four, as of record in Plat Book 3300, Pages 34, 35, and 36, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert R. Elkins, unmarried and Randall Elkins, married by Special Warranty Deed from Secretary of Veterans Affairs, recorded on the 14th day of March, 2006 in Instrument No. 20060314-0029446, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KENILWORTH ESTATES, SECTION FOUR, as recorded in Plat Book 3300, Page(s) 34-36, in the Register's Office of Davidson County, Tennessee.

4. Easement for Avigation Easement, recorded in Book 9581, Page 916, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4816 Sunlight Drive, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 23rd day of August, 2019.

Robert R. Elkins

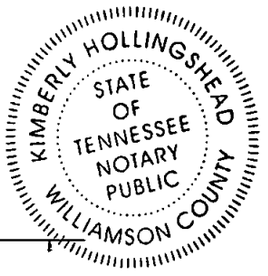
Randall Elkins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ROBERT R. ELKINS AND RANDALL ELKINS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of August, 2019.



Notary Public

My Commission Expires: 2/12/23