Karen Johnson Davidson County
Batch# 282274 DEEDWARR
09/06/2019 03:56:05 PM 2 pgs
Fees: $13.00 Taxes: $1,124.80
20190906-0090368

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0460

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,000.00

Kaitlyn Jolie Hillstead
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of September, 2019

Notary Public

Commission Expires: _____

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Connor Rhea Wells and Kaitlyn Jolie Hillstead 1425 Bending River Drive Nashville, TN 37221	new owners	126-16-0A-412.00

WARRANTY DEED

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, I/WE,

Kinsley K. Kiningham, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Connor Rhea Wells and Kaitlyn Jolie Hillstead, both unmarried as tenants in common with the right of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 545 on the Plan of Parkview at Riverwalk, Phase 1 of record in Plat at Instrument No. 20050215-0016985, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kinsley K. Kiningham by Special Warranty Deed from American Security Bank & Trust Company of record in Instrument No. 20081107-0111103, Register's Office for Davidson County, Tennessee, dated November 05, 2008 and recorded on November 07, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1425 Bending River Drive, Nashville, TN 37221

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-19-1425

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 so covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of September, 2019.

Kinsley K. Kiningham

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kinsley K. Kiningham** with whom I am personally acquainted (or proved to me 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 Hendersonville, Tennessee this 4th day of September, 2019.

COUNTY OF SUMNER
MICHAEL BOATRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
(Notary Seal)

Notary Public
My Commission Expires: 2/1/23