Karen Johnson Davidson County
Batch# 290194 DEEDWARR
09/24/2019 10:43:03 AM 2 pgs
Fees: $13.00 Taxes: $1,442.63
20190924-0096919

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 02-28-2020

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly J. Connelly, a single woman	~~Kyle~~ SWBC (NAME)	
1716 Northview Avenue (ADDRESS)	9311 San Pedro #100 (ADDRESS)	072-10-0D-002.00-CO
Nashville, TN 37216 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kyle Meyers and wife Maria Meyers, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Molly J. Connelly, a single woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 1714B AS SHOWN ON EXHIBIT B (PAGES 9 AND 31) OF THE "DECLARATION ESTABLISHING A HORIZONTAL PROPERTY REGIME FOR 1714 NORTHVIEW AVENUE TOWNHOMES" OF RECORD IN INSTRUMENT NO. 20140710-0060712, CORRECTED IN INSTRUMENT NO. 20140717-0063259, AS REVISED ON EXHIBIT (PAGES 9 AND 10) OF THE "DECLARATION ESTABLISHING A HORIZONTAL PROPERTY REGIME FOR 1714-1718 NORTHVIEW AVENUE TOWNHOMES" OF RECORD IN INSTRUMENT NO. 20150804-0077323, SAID REGISTER'S OFFICE. SEE ALSO THE ORIGINAL PLAN OF NORTHVIEW LOTS, 1714 NORTHVIEW AVENUE AT INSTRUMENT NO. 20140324-0023776, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO KYLE MEYERS AND MARIA MEYERS, HUSBAND AND WIFE BY WARRANTY DEED FROM KDS INVESTMENTS GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20170406-0033824 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

MARIA MEYERS EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF KYLE MEYERS PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20190924-0096918, REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1716 Northview Avenue, Nashville, TN 37216
(House Number) (Street) (P.O.Address) (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 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 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 16th day of September, 2019.

Ret - Sumner Title & Escrow

WARRANTY DEED
(Continued)

Maria Meyers
Maria Meyers by Kyle Meyers Attorney-In-Fact
BY: Kyle Meyers, Attorney-in-Fact

Kyle Meyers
Kyle Meyers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th day of September, 2019.

Mary Birthright
Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee :
County of Davidson

On this 16th day of September, 2019, before me, a Notary Public, in and for said County and State, personally appeared Kyle Meyers, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Maria Meyers, acknowledged that such person executed the same as the free act and deed of the said Maria Meyers.

Witness my hand and official seal, this the 16th day of September, 2019.

Mary Birthright
Notary Public

My commission expires:

(Seal)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072