WARRANTY DEED

Karen Johnson Davidson County
Batch# 294344 DEEDWARR
10/01/2019 03:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20191001-0100146

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of October, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/10/2019

(AFFIX SEAL)

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Keegan Mitchell Hestdalen and Emily Neuhoff Hestdalen	NEW OWNERS	083 11 0 063.00
(NAME)	(NAME)	
517 Skyview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David M. Rich, an unmarried man (a 1/2 interest) and Mark W. Honeycutt, II and wife, Leah Honeycutt (a 1/2 interest), as tenants in common without right of survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Keegan Mitchell Hestdalen and Emily Neuhoff Hestdalen husband and wife**, 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. 22, Rolling Acres, Section 1, of record in Plat Book 1130, page 34, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Caleb L. Kelley, unmarried by Warranty Deed from Mary Elizabeth Prince, unmarried dated August 31, 2009 and recorded September 01, 2009 as Instrument No. 20090901-0082134, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to David M. Rich, unmarried (a ½ interest) and Mark W. Honeycutt II and wife, Leah Honeycutt (a ½ interest), as tenants in common without right of survivorship by Warranty Deed from Caleb L. Kelley, an unmarried man dated November 14, 2018 and recorded November 19, 2018 as Instrument No. 20181119-0113570, in said Register's Office for Davidson County, Tennessee. *Affidavit of Scrivener's Error recorded December 14, 2018 as Instrument No. 20181214-0121802, in said Register's Office for Davidson County, Tennessee.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FND-1909713SSO

unimproved ☐
This is improved ☒ property, known as 517 Skyview Drive, Nashville, TN 37206

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 our hands this 30 day of SEPTEMBER 2019

David M. Rich

Mark W. Honeycutt, II by David M. Rich, as attorney-in-fact.

Leah Honeycutt by David M. Rich, as attorney-in-fact.

STATE OF TENNESSEE

File Number: FND-1909713SSO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Brandy Davis, a Notary Public in and for said Commonwealth and State aforesaid, do certify that David M. Rich, an unmarried man whose name is signed to the writing above, bearing date on the 30th of September, 2019, has acknowledged the same before me in the county aforesaid as the free act and deed of himself.

Given under my hand this the 30th of September, 2019.

Notary Public

My Commission Expires: 07/06/2020

(SEAL)



STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared David M. Rich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that they executed the foregoing instrument on behalf of Mark W. Honeycutt, II and Leah Honeycutt , as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Mark W. Honeycutt, II and Leah Honeycutt, for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2019.

Notary Public

My Commission Expires: 07/06/2020

(SEAL)



File Number: FND-1909713SSO

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

