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WARRANTY DEED

Karen Johnson Davidson County
Batch# 314694 DEEDWARR
11/13/2019 08:09:58 AM 2 pgs
Fees: $13.00 Taxes: $939.80
20191113-0116696

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Theresa L Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF November, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/13/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blanca Davis and CostoDavis	First Horizon Bank	
(NAME)	(NAME)	
234 Highland Villa Circle	12195 Metro Parkway, Ste 2	161 14 0B 234.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Fort Myers, FL 33966	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **RICHARD HARRY KIZER AND SUSAN T. KIZER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLANCA DAVIS AND COSTODAVIS, WIFE AND HUSBAND,** 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 Unit No. 234 on the plan of Highland Villa Condominiums, of Record in Book 7278, Page 312, as amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, Book 8765, Page 610, Book 10871, Page 232, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being the same property conveyed to Helen M. Kizer, an unmarried individual by Warranty Deed from Joanne Davis Lorenz, a married individual of record in Instrument No. 20071025-0126298, in the Register's Office of Davidson County, Tennessee, dated October 10, 2007 and recorded on October 25, 2007. The said Helen M. Kizer died on June 4, 2014 leaving a Last Will and Testament that was probated under Docket No. 14P1754, under the aforesaid Will, Richard Harry Kizer was appointed to serve as Executor of the Estate and the real property, was to be administered under the Helen M. Kizer Revocable Trust, pursuant to said Will.

Being the same property conveyed to Donald Charles Phelps and Richard Harry Kizer, Co-Trustees of the Helen M. Kizer Revocable Trust, as amended and restated on November 20, 2008 by Executor's Deed from Richard Harry Kizer, Executor of the Estate of Helen M. Kizer of record in Instrument No. 20151228-0130209, in the Register's Office of Davidson County, Tennessee, dated December 17, 2015 and recorded on December 28, 2015.

Being the same property conveyed to Richard Harry Kizer and his wife, Susan T. Kizer, as tenants by the entireties by Quit Claim Deed from Donald Charles Phelps and Richard Harry Kizer, as Co-Trustees of the Helen M. Kizer Revocable Trust of record in Instrument No. 20160114-0004051, in the Register's Office of Davidson County, Tennessee, dated January 13, 2016 and recorded on January 14, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 234 Highland Villa Circle, Nashville, TN 37211
(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 hand this 8th day of November, 2019

RICHARD HARRY KIZER

SUSAN T. KIZER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Harry Kizer and Susan T. Kizer, the bargainors, 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 this 8th day of November, 2019.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public