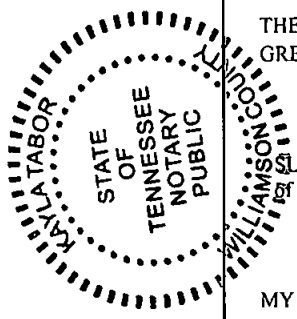
Karen Johnson Davidson County
Batch# 324269 DEEDWARR
12/04/2019 09:35:26 AM 2 pgs
Fees: $13.00 Taxes: $259.00

20191204-0124848



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2019

Notary Public

MY COMMISSION EXPIRES: 4/21/2020

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick Douglass Nash Kilpatrick	New Owner	081-03-0-319
(NAME) 1402 Kellow Street	(NAME)	
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(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,

JOAN A. WOODS, BRENDA A. HESTER, AND EMMA JEAN BARNES,

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

FREDERICK DOUGLASS NASH KILPATRICK, A SINGLE MAN,

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. 9 on the Map of Riverview Gardens Subdivision, as of record in Book 3600, page 46, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 50.0 feet on the northerly margin of Kellow Street and extends back between lines 88.0 feet on the easterly line and 132.7 feet on the westerly line to a dead line in the rear on which it measures 67.0 feet.

Being the same property conveyed to Robert L. Stewart Et Ux Anna L. Stewart by Deed dated November 30, 1964 from Herbert R. Rich, Trustee, recorded December 22, 1964, in Book 3837, Page 783, in the Official Records of Davidson County, Tennessee. The said Robert L. Stewart having predeceased his spouse Anna L. Stewart. The said Anna L. Stewart having since died vesting the property to her sole surviving heirs: Joan A. Woods, Emma Jean Barnes, and Brenda A. Hester, by Order of Muniment of Title in Davidson County, Tennessee Probate Court Docket No. 15P1959 admitting the Last Will and Testament of Anna L. Stewart, for purposes of vesting Title, of record in Instrument No. 20151216-0126558, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #16045

This *Improved* property is commonly known as: 1402 Kellow Street, Nashville, TN 37208

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 3rd day of December, 2019

Joan A. Woods

Joan A. Woods

Emma Jean Barnes

Emma Jean Barnes

Brenda A. Hester

Brenda A. Hester

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of December, 2019, before me personally appeared Joan A Woods, Emma Jean Barnes and Brenda A Hester, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 3rd day of December, 2019.

Notary Signature
My commission expires: 11/14/21

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LT&E File #16045