THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190822467

Karen Johnson Davidson County
Batch# 329044 DEEDWARR
12/13/2019 09:54:29 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20191213-0128705

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $390,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of December, 2019.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Meaghan Ransom 4801 Idaho Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 103 03 0 150.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer J. Kyle, Trustee of the Kyle 2013 Grandchildren's Trust, established April 10, 2013** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Meaghan Ransom and Robert Ransom, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 702, Block 34, on the Plan of CHARLOTTE PARK COMPANY'S FIRST ADDITION as of record in Plan Book 57, Page 103, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Said Lot No. 702 fronts 60 feet on the Southerly side of Idaho Avenue, (formerly called Fifth Avenue) and extends back in a Southerly direction, along the West margin of 48th Avenue North, (formerly 7th Street), 150 feet to an alley, and measures 60 feet on said alley.

Being the same property conveyed to Jennifer J. Kyle, Trustee of the Kyle 2013 Grandchildren's Trust, established April 10, 2013, by Quitclaim Deed from Frank R. Kyle, of record in Instrument No. 20160331-0030735, in the Register's Office of Davidson County, Tennessee, dated March 03, 2016 and recorded on March 31, 2016.

Being the same property conveyed to Jennifer J. Kyle, Trustee of the Kyle 2013 Grandchildren's Trust, established April 10, 2013, by Quitclaim Deed from Frank R. Kyle, of record in Instrument No. 20150202-0009565, in the Register's Office of Davidson County, Tennessee, dated January 27, 2015 and recorded on February 02, 2015.

Being the same property conveyed to Jennifer J. Kyle, Trustee of the Kyle 2013 Grandchildren's Trust, established April 10, 2013, by Quitclaim Deed from Frank R. Kyle, of record in Instrument No. 20140731-0068308, in the Register's Office of Davidson County, Tennessee, dated July 25, 2014 and recorded on July 31, 2014.

Being the same property conveyed to Frank R. Kyle, by Warranty Deed from Elizabeth Curry, A Single Person, of record in Instrument No. 20080618-0062616, in the Register's Office of Davidson County, Tennessee, dated December 26, 2007 and recorded on June 18, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK COMPANY'S FIRST ADDITION, as recorded in Plat Book 57, Page(s) 103.

This is improved property located at 4801 Idaho Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of December, 2019.

The 2013 Grandchildren's Trust, established April 13, 2013

By: _____
Jennifer J. Kyle, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer J. Kyle, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of The Kyle 2013 Grandchildren's Trust, dated April 10, 2013, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 6th day of December, 2019.

_____
Notary Public

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022