BOX 10-B

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$450,000.00**

Carly Lynne Kear
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12 DAY OF DECEMBER, 2019.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARLY LYNNE KEAR, ET VIR	**GARDNER FINANCIAL SERVICES LTD, DBA LEGACY MUTUAL MORTGAGE**	**072-04-0-062.00** **072-08-0-007.00**
(NAME) **1425 INGLEWOOD CIRCLE NORTH**	(NAME) **3503 PAESANOS PKWY.**	Karen Johnson Davidson County Batch# 329724 **DEEDWARR** 12/13/2019 02:28:48 PM 2 pgs Fees: $13.00 Taxes: $1,665.00
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS) **SAN ANTONIO, TX 78231**	20191213-0128877
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **I , SHER POWERS, TRUSTEE OF THE TROY KINSEL TESTAMENTARY TRUST,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARLY LYNNE KEAR AND JOSHUA PETER KEAR, 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 Lot No. 11 and the northerly part of Lot No. 12 of Block "B" on the Map of Inglewood Terrace as of record in Book 1130, page 1, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the westerly margin of Inglewood Circle North at the corner of Lots No. 11 & 13; thence with the line between said lots northwesterly 305.0 feet to a point in the south line of the Inglewood Golf Club Subdivision; thence with the south line of the same westerly 74 feet 2 inches to a point at the corner of Lots No. 11 & 12 in the south line of said Subdivision and continuing with the north line of Lot No. 12, 30.0 feet, more or less, to the northeasterly corner of the property conveyed to Alpin L. Moragne and wife, by deed of record in Book 2097, page 498, said Register's Office; thence southerly with Moragne's easterly line 240.0 feet, more or less, to his southeasterly corner; thence easterly 31.0 feet, more or less to the common corner of Lots 10 & 11, thence with the line between Lots 10 & 11 easterly 301.5 feet to a point in the westerly margin of Inglewood Circle North; thence with the margin of the same, northerly along a slight curve 76 feet 6 inches to the beginning.

Being the same property conveyed to TROY KINSEL, UNMARRIED, by deed from CATHRYN A. BANKHEAD, UNMARRIED, of record as Instrument No. 20071001-0116334, dated September 27, 2007, said Register's Office. Being part of the same property being furthered conveyed to EAGLE EYE PROPERTIES, LLC, by Quitclaim Deed from TROY KINSEL, of record as Instrument No. 20080130-0009431, dated January 24, 2008, said Register's Office. Being furthered conveyed to TROY KINSEL, by Quitclaim Deed from EAGLE EYE PROPERTIES, LLC, of record as Instrument No. 20090911-0085199, dated August 25, 2009, said Register's Office. Further being a portion conveyed to THE TRUSTEE OF THE TROY KINSEL TESTAMENTARY TRUST, by quitclaim deed from HELEN KATHERINE KINSEL, UNMARRIED, being the Devisee Under The Last Will and Testament of TROY KINSEL, of record in Instrument No. 20170817-0084499, dated July 22, 2017, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 1130, Page 1; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved(X) property, known as **0 & 1425 INGLEWOOD CIRCLE NORTH, 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 hand this 12 day of December, 2019.

Trustee

SHER POWERS, TRUSTEE OF THE TROY KINSEL TESTAMENTARY TRUST

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 **Sher Powers, Trustee of the Troy Kinsel Testamentary Trust,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12 day of December, 2019.

My commission expires: **May 2, 2022**



Lee A. Cohen

Notary Public