Karen Johnson Davidson County
Batch# 338087 DEEDWARR
01/03/2020 08:48:12 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20200103-0000690

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $400,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of January, 2020. Notary Public My commission expires: 4/21/2020

WILLIAMSON COUNTY KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christopher John Smith Christine Ann Kilibarda	New Owners	072-14-0U-002.00-CO
1609B Cahal Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FREDERICK WILLIAM HELDENFELS AND LINDSEY HAMLIN HELDENFELS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER JOHN SMITH, A SINGLE MAN, AND CHRISTINE ANN KILIBARDA, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 B of 1609 Cahal Avenue Townhomes, as set out in the Declaration of Covenants, Conditions and Restrictions for 1609 Cahal Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20140602-0047170, and amended in Instrument Number 20150507-0041931 Registers Office for Davidson County, Tennessee, to which reference is hereby made for a complete description hereof.

Being the same property conveyed to Frederick William Heldenfels by Warranty deed from Regal Homes Co. of record in Instrument No. 20160321-0026409 Register's Office for Davidson County, Tennessee, dated March 18, 2016 and recorded on March 21, 2016.

Being the same property conveyed to Frederick William Heldenfels and wife, Lindsey Hamlin Heldenfels by Quitclaim deed from Frederick William Heldenfels of record in Instrument No. 20170816-0083982 Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on August 16, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1609B Cahal Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of January, 2020.

Frederick William Heldenfels

Lindsey Hamlin Heldenfels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frederick William Heldenfels and Lindsey Hamlin Heldenfels, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of January, 2020.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022