THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200628250**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $359,900.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2020. Notary Public My Commission Expires:

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 449528 DEEDWARR
08/04/2020 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20200804-0086135

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Theresa Kinney 1540 Eller Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 142 13 0A 007.00

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, **Brian Wilcoxson and Kacey Wilcoxson, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Theresa L. Kinney, an unmarried woman**, ("Grantee"), her 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. 7 on the PHASE I & BOUNDARY PLAT OF RIVERSIDE as of record in Book 6900, Page 490-492, as revised in Book 6900 Page 784 and Surveyorâ€™s certificate of correction recorded in Instrument No. 20040506-0052081 Registerâ€™s Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian Wilcoxson and wife, Kacey Wilcoxson, by the Warranty Deed from James H. Cromwell and wife, Leslie W. Cromwell, of record in Instrument No. 20070502-0052328, in the Registerâ€™s Office of Davidson County, Tennessee, dated April 30, 2007 and recorded on May 02, 2007.

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.

Easement for Water Line, recorded in Book 6970, Page 275; Book 6970, Page 281 and Book 6970, Page 281.

Easement for Public Utilities, recorded in Book 6970, Page 278.

Easement recorded in Book 6972, Page 45 and Book 7215, Page 899.

Easement for Permanent Drainage and Channel Change Drainage, recorded in Book 7574, Page 645.

Easement for Conservation Greenway, recorded in Instrument No. 20041019-0125877.

Rights of upper and lower riparian owners to the flow of the waters of the Harpeth River, free from diminution or pollution.

This is improved property located at 1540 Eller Drive Nashville TN 37221

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 31st day of July, 2020.

Brian Wilcoxson

Kacey Wilcoxson by Brian Wilcoxson, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Wilcoxson ~~and Kacey Wilcoxson~~ with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2020.

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Wilcoxson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Kacey Wilcoxson and that he is authorized by Kacey Wilcoxson to execute this instrument on her behalf.

Witness my hand, at office, this 31st day of July, 2020.

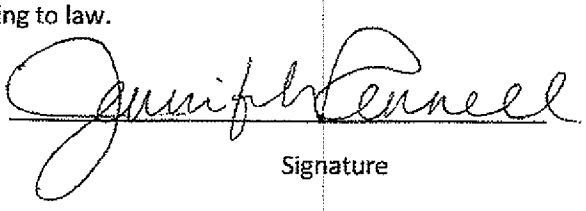
Notary Public

My Commissio Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, Jennifer Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

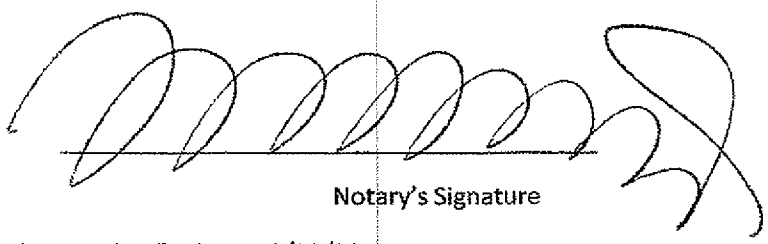


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

