(1)

ma.17 Bridgehouse Title, LLC
342 Cool Springs Blvd.
Suite 202
Franklin, TN 3706

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014182

Karen Johnson Davidson County
Batch# 472605 DEEDWARR
09/09/2020 11:34:00 AM 2 pgs
Fees: $13.00 Taxes: $1,526.25
20200909-0102664

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2020.

NOTARY PUBLIC

My commission expires: _____

MISTY M. TACKETT NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-14-2023

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Wilson and Deborah Wilson, and Jeffrey Wilson and Andrea Wilson,Staffordshire Drive Nashville, TN 37221	Same address as new owner	141-15-0-D-004.00 CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Twelve Thousand Five Hundred and 00/100 Dollars ($412,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KARIN J. KELLEY, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TODD WILSON AND DEBORAH WILSON, HUSBAND AND WIFE, AND JEFFREY WILSON AND ANDREA WILSON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Re-subdivision of Lots 4, 5, 6 and 7, Sheffield on the Harpeth, Phase I, of record in Plat Book 6900, page 494, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karin J. Kelley, an unmarried woman from Sarah Jean Nechuta and Nathan Schmitz, wife and husband, by Warranty Deed dated 09/26/2019 and recorded 09/30/2019 in Instrument No. 20190930-0098917, Register's Office of said County.

Being the same property conveyed to Sarah Jean Nechuta and husband Nathan Schmitz from Kevin Eakin and wife, Terah Eakin, by Warranty Deed dated 06/30/2015 and recorded 07/01/2015 in Instrument No. 20150701-0063521, Register's Office of said County.

The address of the herein described property is believed to be 7505 Staffordshire Drive,

Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of August, 2020.

KARIN J. KELLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Karin J. Kelley, 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 seal, this the 27th day of August, 2020.

Notary Public

Printed Notary Name

My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON