Karen Johnson Davidson County
Batch# 534975 DEEDWARR
12/16/2020 07:57:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201216-0148186

This Instrument Prepared By:
Law Office of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068-1804

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This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner	**Send Tax Bill:**	**Map/Parcel**
BRIAN P. KILE JENNIFER B. KILE 904 Holgate Court Nashville, TN 37221	First Bank 318 Seaboard Lane, Suite 205 Franklin, TN 37067	Map: 141-05 Group: 0A Parcel: 044.00co

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][A][i]).

AFFIANT

Sworn to and subscribed before me this 10th day of December, 2020.

Matthew D. Faulk, Notary Public

MATTHEW D. FAULK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-30-2021

My Commission Expires: March 30, 2021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, Jennifer Lee Barry, now married and known as Jennifer B. Kile, and Brian Kile, who is now married and known as Brian P. Kile, as joint tenants with right of survivorship, and for the purpose of severing such ownership and establishing tenants by the entirety, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to Brian P. Kile and wife, Jennifer B. Kile.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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

The execution of this instrument is made pursuant to and in compliance with Executive Order No. 66 issued by Tennessee Governor Bill Lee, dated October 28, 2020. This instrument may be executed in any number of counterparts, or by facsimile or other electronic transmission, in PDF or other electronic format, each of which shall be deemed an original and all of which together shall be deemed one and the same instrument.

WITNESS OUR HANDS this December 10, 2020.

By: _____
JENNIFER LEE BARRY

_____
BRIAN KILE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Lee Barry and Brian Kile, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 10th day of December, 2020.

_____
Matthew D. Faulk, Notary Public

My Commission expires: March 30, 2021

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

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_____
BRIAN KILE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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WITNESS my hand and official seal at Franklin, Tennessee, this 10th day of December, 2020.

_____
Matthew D. Faulk, Notary Public

My Commission expires: March 30, 2021



Exhibit A

Property Description

Said property is described to wit:

> Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Avondale Park, Phase 1, Section 1A, as shown by plat and survey of record in Instrument No. 20080226-0018937, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jennifer Lee Barry, an unmarried woman and Brian Kile, an unmarried man as joint tenants with right of survivorship, by Warranty Deed of record from Merrill Lennon, married (f/k/a Merrill Moore, unmarried), in Instrument No. 20200617-0063097, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to 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 may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 904 Holgate Court, Nashville, TN 37221.

True Copy Certification

I, Matthew D. Faulk, 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 Williamson

Personally appeared before me, Caleb Hughes, a notary public for this county and state, Matthew D. Faulk 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: 2/12/23

Notary' Seal (if on paper)

