WARRANTY DEED

Karen Johnson Davidson County
Batch# 598766 **DEEDWARR**
03/23/2021 02:38:06 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20210323-0038384

File No. DH-21-174

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th of March, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barton Presley Wilson	New owner	
(NAME)	(NAME)	091-02-0L-001.00-CO
6012 A Louisiana Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kyle Cawthon, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barton Presley Wilson, a married man**, HEREINAFTER CALLED THE GRANTEE, 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 A of the Homes at 6012 Louisiana Avenue, a Horizontal Property Regime with Private Elements as established by the Declaration of Covenants, Conditions and Restrictions for the Homes at 6012 Louisiana Avenue, a Horizontal Property Regime with Private Elements field in Instrument Number 20140819.0075009, and as more particularly described on Exhibit "B" of said Declaration, the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with all common elements, limited common elements, and any other interests appurtenant to such units.

Being the same property conveyed to Kyle Cawthon, a single person by Warranty deed from Thomas Kerr Atkinson and Abby Dray Atkinson, husband and wife of record in Instrument No. 20180430-0040683 Register's Office for Davidson County, Tennessee, dated April 26, 2018 and recorded on April 30, 2018.

Hannah Bodem, spouse of Kyle Cawthon, joins in the execution of this instrument for the purpose of conveying her marital interest to said property.

This is property more commonly known as 6012 A Louisiana Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 12th day of March, 2021.

Kyle Cawthon

Hannah Bodem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of March, 2021, before me personally appeared Kyle Cawthon and Hannah Cawthon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of March, 2021.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022