WARRANTY DEED

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $595,000.00.

Affiant

Subscribed and sworn to me on 03/25/21.

NOTARY PUBLIC
My Commission Expires:

Karen Johnson Davidson County
Batch# 600663 **DEEDWARR**
03/26/2021 09:22:06 AM 2 pgs
Fees: $13.00 Taxes: $2,201.50

20210326-0039951

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Theresa M. Kinney Robert Thomas Kinney 2013 D Scott Ave. Nashville, TN 37206	New Owner	072 14 2E 004.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Nicholas J. Sager, a single man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Robert Thomas Kinney and Theresa Marie Kinney, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Unit B2 of the Homes at 2013 Scott Avenue, a Horizontal Property Regime with Private Elements as established by the Declaration of Covenants, Conditions, and Restrictions for the Homes at 2013 Scott Avenue, a Horizontal Property Regime with Private Elements field in Instrument No. 20151023-0108005, and as more particularly described on Exhibit "B" of said Declaration, the Register's 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 a portion of the same property conveyed to Nicholas J. Sager by Warranty Deed from Keith A. Bolton as recorded on August 16, 2017 in Instrument No. 20170816-0083869 Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 2013 D Scott Ave., Nashville, TN 37206

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 03/25/21.

Nicholas J. Sager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/25/21, before me personally appeared Nicholas J. Sager, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 03/25/21.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

