WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/2/05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/12/05 14:09 2 pgs
Fees:13.00 Taxes:1217.30

20051012-0123056

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires 11/02/05

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey S. Langdon	Owner	Map 118-01
(NAME)	(NAME)	
932 Kirkwood Avenue		Parcel 347
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, WE, **RKP, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY S. LANGDON AND KELLY C. LANGDON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 B in Kirkwood Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions and Bylaws for Kirkwood Townhomes a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050927-0116155, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Kirkwood Townhomes, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20050927-0116155, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Together with all rights granted to Thomas R. O'Connor and wife, their heirs and assigns, by Quitclaim Deed from J. W. Graham and wife, et al, of record in Book 2204, page 249, said Register's Office, in and to all that part of Lot 108 herein referred to which is encroached upon by the house, eaves, rafter, gutters and downspouts of the house of O'Connor, but no further or otherwise; and together with all rights granted to Thomas R. O'Connor and wife, their heirs and assigns, by J. W. Graham and wife, et al, of record in Book 2204, page 246, said Register's Office, in which instrument the right to maintain the house on the land in question was granted by an easement as follows: Beginning in the southeast corner of the house on the land in question, and extending eastwardly 7 feet; thence northwardly to a point 6 feet north of the northeast corner of said dwelling, said strip of land being for the purpose of ingress and egress for maintenance and repair, light and air, and the area necessary to reinforce the foundation of the dwelling on the land in question, but no reinforcement shall be built higher than the bottom of the existing ditch except that a buttress wall, no higher than four inches and no higher than the present foundation, may be built, and the ditch may be floored with concrete.

Being part of the same property conveyed to RKP, LLC by Warranty Deed from Odie Stovall and wife, Vernice Stovall, of record in Instrument No. 20040624-0075252, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 real property taxes, which have been prorated and assumed by the grantee(s); (b) all matters appearing on the Plat, Declaration of Covenants, Conditions and Restrictions and Bylaws of record in Instrument No. Instrument #20050927-0116155, said Register's Office; and (c) easement of record in Instrument #20040624-0075252, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 932 Kirkwood Avenue, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 7th day of October, 2005.

RKP, LLC

By: _____

J. Kelvin Pennington, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared J. Kelvin Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Chief Manager, of RKP, LLC the within named bargainor, a limited liability company and that he as such Chief Manager of RKP, LLC, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 7th day of October, 2005.

Commission expires:

_____

Notary Public