WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/06 09:33 1 pgs
Fees:13.00 Taxes:462.50
20061227-0158893

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ANDREW JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tempest Utley	Tempest Utley	81-6-193
(NAME)	(NAME)	
148 Lori Lee Dr.	148 Lori Lee Dr.	
(ADDRESS)	(ADDRESS)	
Gallatin, TN. 37066	Gallatin, TN. 37066	
(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, Apparel Kings, LLC. An Oklahoma Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tempest Utley, an unmarried person, 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 the east 150 feet of the north 50 feet of Lot 23 on the Map of J Mat Williams' Subdivision of Lot 8 of the Harding Bosley Tract, of record in Book 322, page 54, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more particular description.

Being the same property conveyed to APPAREL KINGS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, by deed from BENJAMIN BROWN, JR., of record as Instrument No. 20050930-0117994, dated September 27, 2005, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2101 26th Ave. N, Nashville, Tennessee 37208
(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 22nd day of December 2006.

Benjamin Brown, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Undersigned, a Notary Public in and for said County and Sate, **Benjamin Brown**, **Managing Member** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Managing Member** of **Apparel Kings, LLC, An Oklahoma Limited Liability Company** and that he is duly authorized to execute this instrument on behalf of **Apparel Kings, LLC, An Oklahoma Limited Liability Company.**

Witness my hand and official seal at Nashville, Tennessee this 22nd day of December 2006.

Commission expires:

Notary Public

ANDREW JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Exp. March 21, 2009