WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Kenneth Sweg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

#3410/
18b

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

Return To:

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MKK Family, LLC	NEW OWNERS	14210014100
(NAME)	(NAME)	
728 Baugh Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, Joel Blake Takarsh and wife, Darlene Mary Takarsh, as Trustees of the Takarsh Family Trust dated July 9, 1999, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MKK Family, LLC, 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 Lot No. 4 on the Plan of Second Revision, Sheffield Square, of record in Book 5210, Page 199, Register's Office for said County.

Said Lot No. 4 fronts 88.0 feet on the northerly margin of Baugh Road and extends back 98.00 feet on the easterly line and 98.44 feet on the westerly line to a dead line in the rear, measuring 88.32 feet thereon.

Being the same property conveyed to Joel Takarsh and wife, Darlene Mary Takarsh as Trustees of the Takarsh Family Trust, by Quitclaim Deed dated October 22, 1999 from Joel Takarsh and wife Darlene Takarsh of record in Instrument No. 200008290085211, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 08/07/08 10:18 3 pgs
Fees:18.00 Taxes:536.50
20080807-0081420

unimproved ☐
This is improved ☒ property, known as 728 Baugh Road, Nashville, TN 37221
(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 our hands this 31st day of July, 2008.

Joel Blake Takarsh, Trustee

Joel Blake Takarsh, as Trustee of the Takarsh Family Trust dated July 9, 1999

Darlene Mary Takarsh, Trustee

Darlene Mary Takarsh, as Trustee of the Takarsh Family Trust dated July 9, 1999

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel Blake Takarsh and Darlene Mary Takarsh, as Trustees of the Takarsh Family Trust dated July 9, 1999, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this _____ day of July, 2008.

Commission expires:

_____

Notary Public

State of California

County of Los Angeles } ss.

On July 31, 2008 (DATE) before me, Debbie L. Steinberg (NOTARY'S PRINTED NAME), Notary Public,

personally appeared, Joel Blake Takarsh, Darlene Mary Takarsh (SIGNERS),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DEBBIE L. STEINBERG
Commission # 1762186
Notary Public - California
Los Angeles County
MyComm.Expires Aug 18, 2011

Debbie L Steinberg
NOTARY SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☑ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

7-31-08
DATE OF DOCUMENT

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