WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110039925 DEEDWARR
Recvd: 07/05/11 09:43 2 pgs
Fees:13.00 Taxes:3515.00
20110705-0051006

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS day of , .

Notary Public

MY COMMISSION EXPIRES: MARCH 1, 2013.

(AFFIX SEAL)

LISA D. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Verner and Dana Verner	Farmington Financial Group	11616007300
(NAME) 4107 Estes Road	(NAME) 1912 21st Ave	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville TN 37212	
(CITY) (STATE) (ZI	(CITY) (STATE) (ZI	

For and in 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/WE, **Kitchen Designs and Cabinetry, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shawn Verner and and wife, Dana Verner**, 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. 10 on the plan of Evergreen Heights, Section I, of record in Book 1130, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Beginning on the westerly margin of Estes Avenue at the corner of Lot No. 9 & 10; thence with the line between said two lots westward 300 feet to the easterly line of Lot 11; thence with the same southwardly 102 feet to the northerly margin of Hobbs road; thence with the same southeastwardly 255 feet to the beginning of a curve; thence around curve with a radius of 40 feet northeastwardly 74.9 feet the westerly margin of Estes Avenue; thence with the same northwardly 125 feet to the point of beginning.

Being the same property conveyed to Kitchen Designs and Cabinetry, LLC by Warranty Deed from John C. Sisco, dated April 16, 2001, of record in Instrument Number 20070418-0046414, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4107 Estes Road, Nashville, TN 37215

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, has 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,

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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 22nd day of June, 2011.

Kitchen Designs and Cabinetry, LLC

By: _____
Jim Richie, Member

Kitchen Designs and Cabinetry, LLC

By: Catherine Richie
Catherine Richie, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within name Catherine Richie, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Member** of **Kitchen Designs and Cabinetry, LLC,** a limited liability company, and the he is authorized by**Kitchen Designs and Cabinetry, LLC,** to execute this instrument on its behalf.

Witness my hand and seal in Nashville, Tennessee, this 22nd day of June, 2011.

Notary Public

My commission expires 7/3/12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within name Jim Richie, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Member** of **Kitchen Designs and Cabinetry, LLC,** a limited liability company, and the he is authorized by**Kitchen Designs and Cabinetry, LLC,** to execute this instrument on its behalf.

Witness my hand and seal in Nashville, Tennessee, this 22 day of June, 2011.

Notary Public

My commission expires 7/3/12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON