WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2013.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
Greater Nashville Title
and Closing Company
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KBACH, LLC	KBACH, LLC	07207021300
(NAME)	(NAME)	
1031B Mount Olivet Rd.	1031B Mount Olivet Rd.	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075-9530	Hendersonville, TN 37075-9530	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Aubrey Hiam, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KBACH, LLC, HEREINAFTER CALLED THE GRANTEE, ITS 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. 2 on the Plan of Glenmeade Subdivision as of record in Book 974, Page 32, Register's Office for Davidson County, Tennesse.

Said Lot No. 2 fronts 50 feet on the westerly side of Glenmeade Drive and runs back 141.8 feet on the northerly line and 145.3 feet on the southerly line to a dead line measuring 50.1 feet thereon.

Being the same property conveyed to Aubrey Hiam by Trustee's Deed from Kristin A. Camp, Wilson & Associates, PLLC, Successor Trustee, which deed is dated January 7, 2013 and recorded January 10, 2013 as Instrument No. 20130110-0003301 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF GLENMEADE SUBDIVISION OF RECORD IN BOOK 974, PAGE 32, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE HEREIN CONVEYED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ☐

This is improved ☑ property, known as 2931 Glenmeade Drive, Nashville, TN 37216

(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 GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its 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 24th day of January, 2013.

Aubrey Hiam

BILL GARRETT, Davidson County
Trans:T20130006993 DEEDWARR
Recvd: 01/25/13 10:08 2 pgs
Fees:13.00 Taxes:281.20

20130125-0008235

File No.: 2013-0623
GRE TN Warranty Deed

STATE OF TENNESSEE

COUNTY OF Davidson

On this 24th day of January, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aubrey Hiam**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, DEANIE L. GREGORY

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200 Madison Street
Madison, TN 37115

