WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140093220 DEEDWARR
Recvd: 12/12/14 14:49 2 pgs
Fees:13.00 Taxes:906.50
20141212-0114077

MARIE COLLINS NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 12-15-15
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Wilkinson	New Owner	
(NAME)	(NAME)	
1848 Primrose Ave.	SAME	13001021800
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN WILKINSON AND WIFE, KATHRYN WILKINSON,** 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. 33 and the North 10 feet of Lot No. 32, Block 2 on the Plan of The Courts of Belle Meade, of record in Plat Book 547, Book 141, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to KP Properties, Inc., a Tennessee corporation by Quitclaim Deed from Tyler Pennington, married as recorded on the 23rd day of September, 2014 in Instrument No. 20140923-0087161; part of Quitclaim Deed from Kevin Montgomery, Trustee to Tyler Pennington, married as recorded on the 11th day of August, 2014 in Instrument No. 20140811-0071952; part of Warranty Deed from Kevin D. Pace, a single person to Tyler Pennington, married as recorded on the 11th day of August, 2014 in Instrument No. 20140811-0071950 and part of Warranty Deed from Melanie K. Anderson, formerly Melanie K. Massey, a married woman to Kevin D. Pace as recorded on the 3rd day of October, 1995 in Deed Book 9816, Page 760, in the Register's Office of Davidson County, Tennessee. KP Properties, Inc. and K.P. Properties, Inc. are one and the same.

Being the same property conveyed to RKP, LLC, a Tennessee limited liability company by Quitclaim Deed from KP Properties, Inc., a Tennessee corporation of record in Instrument No. 20141212-0114076, said Register's Office.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 547, Page(s) 141, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 124 A Lincoln Ct., Nashville, TN 37205
(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 8 day of December, 2014.

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 and who, upon oath, acknowledged himself to be Chief Manager ofRKP, 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 8 day of December, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

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Notary Public