WARRANTY DEED

File #15401

BILL GARRETT, Davidson County
Trans:T20150070079 DEEDWARR
Recvd: 08/19/15 15:53 2 pgs
Fees:13.00 Taxes:5069.00
20150819-0083753

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,370,000.00

Coreen Newsome
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2015.

Melanie D. DuRard
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Melanie D. DuRard STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires January 21, 2018

Melanie D. DuRard STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires January 21, 2018

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
244 JMD Hermitage GP	New Owner	064-16-041.00
(NAME)	(NAME)	
405 West Elm Street		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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, I, **Kinney, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **244 JMD Hermitage GP,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 11 on the Plan of Re-subdivision of Lot 12, 13 & 14 & Lot 1 Re-subdivision of Lot 15, 16 & 17, Andrew Jackson Business Park, Phase II, of record in Instrument No. 20010831-0094800, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kinney, L.L.C. by Quitclaim Deed from Steven R. Kinney and wife, Flora S. Kinney, of record in Instrument No. 20011129-0130713, Register's Office for Davidson County, Tennessee, dated November 29, 2001 and recorded on November 29, 2001, and by Correction Quitclaim Deed of record in Instrument No. 20020122-0008489, said Register's Office, dated January 18, 2002 and recorded on January 22, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 244 Jackson Meadows Dr., Hermitage, TN 37076

(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 14th day of August, 2015.

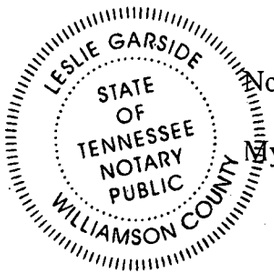
Kinney, LLC

BY: Flora S. Kinney
Flora S. Kinney, sole member

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of August, 2015, before me, appeared Flora S. Kinney, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the sole member of Kinney, LLC, a Tennessee limited liability company and that said instrument was signed in behalf of said Kinney, LLC, and said officer acknowledged said instrument to be the free act of deed of said Kinney, LLC.

WITNESS my hand and seal, this the 14th day of August, 2015.



Notary Public: Leslie Garside

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206