WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150078989 DEEDWARR
Recvd: 09/17/15 09:41 2 pgs
Fees: 13.00 Taxes: 1496.30
20150917-0094291

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $494,405.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: ~~May 23, 2016~~ 3/14/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karla Mills	First Bank	072160C001.00
(NAME)	(NAME)	
307A McKennell Drive	318 Seaboard Lane #205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eastland Development Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Karla Mills and Kellen Mills, Wife and Husband**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, State of Tennessee, described as follows to-wit:

Being Unit No. A, as shown on the plan of McKennell Townhomes Lot 1, Resubdivision Lot 7, Delaney Subdivision, Section 1, a Horizontal property Regime, filed as Exhibit "C" and "D" to and established by the Declaration of record in Instrument 201401020000261, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Townhome, the rights and obligation of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Eastland Development Group, LLC, a Tennessee Limited Liability Company by Warranty Deed dated 02/13/2015 from K2 Properties, LLC, a Tennessee Limited Liability Company of record in Instrument 20150219-0014397, Register's Office for Davidson County, Tennessee. Said Deed was corrected by Scrivener's Affidavit in Instrument 20150319-0023763, said Register's Office.

This conveyance is subject to: 1. All matters as set forth per Instrument 20130815-0085806; 2. Declaration of McKennell Drive Townhomes, a Condominium of record in Instrument 20131007-0105114; 3. Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument 20140102-0000261; 4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20140102-0000074, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 307A McKennell Drive, Nashville, TN 37206

(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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 15th day of September, 2015.

EASTLAND DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

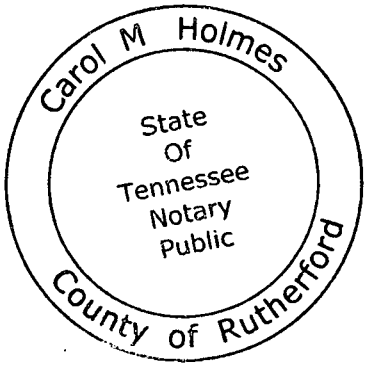
By: William Gentry Wheat, Member

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, William Gentry Wheat with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Eastland Development Group, LLC, a Tennessee Limited Liability Company and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Member.

WITNESS my hand and seal this 15th day of September, 2015.

Notary Public Carol M. Holmes
My Commission Expires: May 23, 2016



RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129