WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150086220 DEEDWARR
Recvd: 10/09/15 10:39 2 pgs
Fees:13.00 Taxes:740.37
20151009-0103088

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,101.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 7/3/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Kingdom Works, LLC		83-1-342
(NAME)	(NAME)	
5004 Stillwood Dr	5004 Stillwood Dr	
(ADDRESS)	(ADDRESS)	
Nashville TN 37220	Nashville TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20152103

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/we, James T. Deason and wife Diane S. Deason , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Kingdom Works, LLC, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING part of Lot No. 1 on the Plan of Sharpe & Horns Elwood Place, as of record in Plat Book 332, page 18, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 97.68 feet on the Northerly margin of Roberts Avenue and runs back on the Westerly margin 174.90 feet along the Easterly margin of North 14th Street and 165.67 feet on the Easterly margin of said lot to a line in the rear which measures 58 feet thereon.

BEING the same property conveyed to James T. Deason and wife, Diane S. Deason and Thomas J. Slowey and wife, Jane E. Slowey by Warranty Deed from Ray Minchey dated December 24, 1986 and filed of record in Book 7086, page 113, Register's Office for Davidson County, Tennessee. The said Thomas J. Slowey Is now deceased, leaving the said Jane E. Slowey the surviving tenant by the entirety and sole owner of his interest in said land. The said Jane E. Slowey conveyed her undivided one-half interest in said land to Diane S. Deason by Quitclaim Deed dated April 6, 1987 and filed of record in Book 7199, page 310, Register's Office for Davidson County, Tennessee

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 6991, page 305, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1401 Roberts Ave., Nashville, TN 37206
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 2nd day of October, 2015

James T. Deason

Diane S. Deason

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James T. Deason and wife Diane S. Deason, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd of October, 2015.

Notary Public
My Commission Expires: 7/30/17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY