WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150100428 DEEDWARR
Recvd: 11/25/15 10:59 2 pgs
Fees: 13.00 Taxes: 3182.00
20151125-0119685

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $860,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF NOVEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/18/16

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1536B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kendrick Group, LLC	NEW OWNER	105-01-0-100.00
320 Seven Springs Way #250		
Brentwood, TN 37027		

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,

CYNTHIA C. PAPPAS, TRUSTEE FOR MICHAEL J PAPPAS TRUST FOR THE BENEFIT OF MICHAEL A. PAPPAS

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The **KENDRICK GROUP, LLC**

HEREINAFTER CALLED THE GRANTEE(S), 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. 7 on the Plan of B. F. Shields Heirs Tract of record in Plat Book 57, Page 31, 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 Cynthia C. Pappas, Trustee for Michael J. Pappas, Trust for the Benefit of Michael A. Pappas by Warranty deed from D & M Partnership, a Tennessee general partnership composed of W. W. Dick, III and Charles G. McCallen of record in Instrument No. 20031009-0149959 Register's Office for Davidson County, Tennessee, dated October 8, 2003 and recorded on October 9, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 31, Register's Office for Davidson County, Tennessee.

The rights or claims of parties in possession not shown by the public records.

Rights of tenants, as tenants only, under recorded or unrecorded leases.

This is property known as 1008 16th Avenue South, Nashville, TN 37212

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 20th day of November, 2015.

Cynthia C. Pappas, Trustee for Michael J Pappas Trust for
The Benefit of Michael A. Pappas

Cynthia C. Pappas, Trustee
BY: Cynthia C. Pappas, Trustee

STATE OF FLORIDA
COUNTY OF Sumter

Personally appeared before me, the undersigned, a notary public of said County and State, the within named CYNTHIA A. PAPPAS, Trustee of the Michael J. Pappas Trust, for the Benefit of Michael A. Pappas with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this 20th day of November, 2015.

Notary Public

My Commission Expires: 6/20/2017

NOTARY PUBLIC STATE OF FLORIDA
KIMBERLY BIGELOW
MY COMMISSION # FF 026171
EXPIRES: June 20, 2017
Bonded Thru Budget Notary Services

File #: 15-1536B
RECORD & RETURN TO:
COMPASS LAND TITLE, LLC
278 Franklin Road, Ste. 190
Brentwood, TN 37027