01288-29247

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,600.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8/27/17

(AFFIX SEAL)

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keith Douglas Logan	NEW OWNER	149 02 B 151.00
(NAME)	(NAME)	
237 Circle View Drive		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150106595 DEEDWARR
Recvd: 12/17/15 11:33 3 pgs
Fees:18.00 Taxes:268.62
20151217-0126994

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, **KL Properties, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Keith Douglas Logan and Beth Lee Logan husband and wife,** , 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 located in Davidson County, Tennessee, being all of Lot 181-B, on the Plan of the Zone Lot Division of Lots 181 thru 186, 192 and 196 thru 202, Piccadilly Square, Phase II, of record in Plat Book 6900, Page 14, revising Plat Book 6250, Pages 92, 93 & 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to KL Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Lad Lawrence Kelley, dated 12/02/2013, recorded 12/02/2013 of record in Instrument No. 20131202-0122617, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 6900, Page 14, revising Plat Book 6250, Pages 92, 93 & 94, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded of record in Book 6236, Page 683, Amendment to Declaration of recorded in Book 6295, Page 506, of record in Book 6295, Page 520, of record in Book 6295, Page 534, Amendment to Articles recorded of record in Book 6295, Page 548, of record in Book 6295, Page 556, of record in Book 6295, Page 564, By-Laws recorded of record in Book 6236, Page 708, Amendments to the By-Laws of record in Book 6295, Page 572, of record in Book 6295, Page 580, of record in Book 6295, Page 588, of record in Book 6300, Page 431, Amendment to Information Brochure of record in Book 6295, Page 596, of record in Book 6300, Page 439, of record in Book 6295, Page 602, of record in Book 6300, Page 409, Re-recorded Amendment

of record in Book 6306, Page 833, of record in Book 6300, Page 423, of record in Book 6496, Page 100, of record in Book 6496, Page 107, of record in Book 6496, Page 114, of record in Book 6518, Page 184 and Document of Clarification recorded of record in Book 6830, Page 739, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6186, Page 238, and recorded of record in Book 6251, Page 616, in the Register's Office for Davidson County, Tennessee.
Utility Easement recorded of record in Book 6298, Page 491, in the Register's Office for Davidson County, Tennessee.
Easement contained in Deed of Conveyance recorded of record in Book 6530, Page 823, in the Register's Office for Davidson County, Tennessee.
Articles of Incorporation of Piccadilly Square Homeowners Association recorded of record in Book 7288, Page 963, in the Register's Office for Davidson County, Tennessee.
Quit Claim Deed contained in Additional Open space recorded of record in Book 6496, Page 99, in the Register's Office for Davidson County, Tennessee.

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 919 Strand Fleet Drive, Antioch, TN 37013
(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 December, 2015.

KL PROPERTIES, LLC

Lad Lawrence Kelley

By: Lad Lawrence Kelley
Its: President

Mary Katherine Kelley

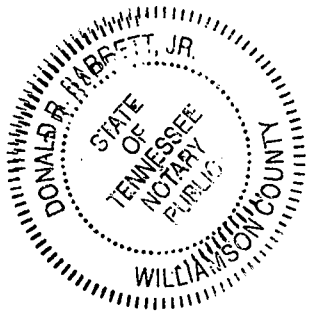
By: Mary Katherine Kelley
Its: Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lad Lawrence Kelley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of KL Properties, LLC, a limited liability company, and that he is authorized by KL Properties, LLC to execute this instrument on its behalf.

Witness my hand and official seal this 15th day of December, 2015.

Notary Public
My Commission Expires: 8/20/17

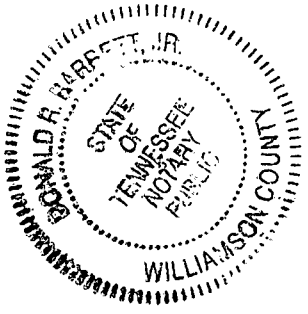


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Katherine Kelley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged thats he is the Secretary of KL Properties, LLC, a limited liability company, and that she is authorized by KL Properties, LLC to execute this instrument on its behalf.

Witness my hand and official seal this 15th day of December, 2015.

Notary Public
My Commission Expires: 8/20/17



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027