WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/18/16 09:27 3 pgs
Fees:18.00 Taxes:888.00
20160218-0015307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-24-17
(AFFIX SEAL)

DAVID R. A. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ingrid K. Ransom and Dustin R. Ransom	Fifth Third Mortgage Company	061 00 0 036.00
(NAME)	(NAME)	
522 Ben Allen Rd	5001 Kingsley Drive, Mail Drop: 1MOBA8	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty Thousand And No/100 Dollars ($240,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **K&A Enterprises, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ingrid K. Ransom and Dustin R. Ransom, wife and husband**, 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:

TRACT I: A small tract of land in the 12th, formerly 17th Civil District of said County, described according to a survey made by Watkins and Murrey, Surveyors, May 18, 1947, as follows: Beginning on the westerly margin of Ben Allen Road, said beginning point being 110 feet North of the Southerly Line of a 5 acre tract of land conveyed to Charles G, Jones and wife, Lottie A. Jones by Deed from J. N. Williams and wife, of record in Book 1349, Page 205, register's Office for Davidson County, Tennessee; thence, westerly 190.2 feet to an iron pin: thence, northerly 100 feet to an iron pin; thence easterly 114.4 feet to an iron pin in the westerly margin of Ben Allen Road; thence, with the westerly margin of said road, southerly 125.4 feet to the beginning.

TRACT II: Land in the 12th formerly the 17th Civil District of Davidson County, Tennessee, described according to a survey made by Donald R. Carver, dated June 19, 1981, described as follows: beginning at an iron pin on the west margin of Ben Allen Road, same being the Southeast Corner of this property and the Northeast Corner of the Jones Small Lot; thence leaving the road North 74 Degrees 00' west 113.00

feet to an iron pin (Jones Northwest Corner and the Southwest Corner of this Lot): thence North 12 Deg 33" East 88.00 feet to an iron pin on the south margin of Ben Allen Road; Thence with a curve to the right with a radius of 684.20 feet for a distance of 145.60 feet to an iron pin, the point of beginning, containing 0.11 acres more or less.

Being the same property conveyed to K & A Enterprises, LLC, A Tennessee Limited Liability Company by Warranty Deed from Ice Cream Development LLC, A Tennessee Limited Liability Company dated March 20, 2015 and recorded March 20, 2015 as Instrument No. 201503200024378, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 522 Ben Allen Rd, Nashville, TN 37216

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, has 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 our hands this 17th day of February, 2016.

K&A Enterprises, LLC

BY: _____ Member
Anthony L. Madden
Its; Member

File Number: NAT-160144FC

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony L. Madden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of K&A Enterprises, LLC, and is authorized to execute the instrument on behalf of K&A Enterprises, LLC, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and official seal, this the 17th of February, 2016.

Notary Public

My Commission Expires: July 24, 2017

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018

File Number: NAT-160144FC