BILL GARRETT, Davidson County
Trans:T20160035603 DEEDWARR
Recvd: 04/29/16 13:44 2 pgs
Fees:13.00 Taxes:2516.00
20160429-0042228

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Nashville, TN 37205
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Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58216
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Fred K. Kirchner Elizabeth Anne Rayner 4205 Nebraska Avenue Nashville, TN 37209	F & M BANK 10 CADILLAC DRIVE SUITE 100 NASHVILLE, TN 37027

TAX MAP PARCEL NUMBERS: 10304023600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$680,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Refreshco, LLC, a Tennessee limited liabililty company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Fred K. Kirchner and Elizabeth Anne Rayner, Joint Tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being the east 55.0 feet of Lot No. 58 and the west 25.0 feet of Lot No. 57 on the Plan of West End Annex of record in Plat Book 332, page 61, Register's Office for Davidson County, Tennessee.

Said parts of said Lots front together 80.0 feet on the south side of Nebraska Avenue and run back between parallel lines 157.0 feet to an alley.

Being the same property conveyed to Zachary Liff, a single person, by Warranty Deed from Catarina V. Blitz, a single person, dated August 9, 2004 and recorded on August 10, 2004, of record in Inst No. 20040810-0096352, in the amount of $359,900.00, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 12, 2015, recorded June 17, 2015, of record in Inst. No. 20150617-0057819, said Register's Office, subject property was conveyed to Refreshco, LLC, a Tennessee limited liability company.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332, page 61, said Register's Office.

This is improved property, known as 4205 Nebraska Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of April, 2016.

Refreshco, LLC, A Tennessee limited liability company

By: _____
Zachary P. Liff, President

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Zachary Liff,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **President** (or other officer authorized to execute this instrument) of **Refreshco, LLC, a Tennessee limited liabililty company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Davidson County Tennessee this the 29th day of April, 2016.

_____
Notary

My Commission Expires: 3/7/2017

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $680,000.00.

_____
Affiant

Sworn and subscribed before me this 29th day of April, 2016.

_____
Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019