BILL GARRETT, Davidson County
Trans:T20160078103 DEEDWARR
Recvd: 09/07/16 08:47 2 pgs
Fees:13.00 Taxes:1322.75
20160907-0093690

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MISTY M. THOMPSON My Commission Expires 03-23-2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary L. Bouge	Gary L. Bouge	131-02-D 3.00 CO
(NAME)	(NAME)	
4204 Hillsboro Pike, Unit 103	4204 Hillsboro Pike, Unit 103	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Kangas, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gary L. Bouge and Debra G. Bouge, husband and wife,** 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 3 of Hillsboro Hall, Phase I, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 11700, page 45, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartments's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Kangas, LLC and Sarah Ann Ortkiese by Warranty Deed from Dashiell Properties, L.L.C., dated December 4, 2013, of record in Instrument No. 20131209-0124926, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Kangas, LLC, by Quitclaim Deed from Sarah Ann Ortkiese, an unmarried individual, dated December 10, 2014, of record in Instrument No. 20141219-0116426, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4204 Hillsboro Pike, Unit 103, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 11700, page 45; Restrictions of record in Book 11713, page 350; Book 11713, page 380 and Instrument No. 20000202-0010655; By-Laws of record in Book 11713, page 381; Cross Easements of record in Book 11622, page 610; Articles of Organization for Dashiell Properties, LLC, of record in Instrument No. 20121119-0106686; Articles of Organization for Kangas, LLC, of record in Instrument No. 20130927-0101949 and Instrument No. 20130930-0102281; Charter for Hillsboro Hall, Phase I, Inc. of record in Book 11728, page 763; all of record in the Register's Office for Davidson County, Tennessee.

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, 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 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/our hands this 1st day of September, 2016.

KANGAS, LLC

Rebecca W. Garrett

By: Rebecca W. Garrett
Its: Member

Mary Kathryn Clendenin

By: Mary Kathryn Clendenin
Its: Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Rebecca W. Garrett and Mary Kathryn Clendenin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Members of Kangas, LLC and that they as such Members executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Members.

WITNESS my hand and official at Franklin, Tennessee, seal this 1st day of September, 2016.

Notary Public
My Commission Expires: _____

File No.: 23527

