BILL GARRETT, Davidson County
Trans:T20160091785 DEEDWARR
Recvd: 10/18/16 11:42 2 pgs
Fees:13.00 Taxes:370.00
20161018-0109932

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

X _____
Affiant

Subscribed and sworn to before me, this 14TH DAY OF OCTOBER, 2016.

_____
Notary Public

MY COMMISSION EXPIRES: 7/2/2018

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Kendig, married	Jeff Kendig (NAME)	07112034200
P O BOX 160162 (ADDRESS)	P O Box 16062 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Adeel & Sams Rentals, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeff Kendig, married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 50 FEET OF LOT NO. 6 ON THE PLAN OF WALNUT GROVE SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 50 FEET ON THE SOUTHERLY SIDE OF CHEROKEE AVENUE AND EXTENDS BACK ON THE EASTERLY SIDE 235.4 FEET AND 232.2 FEET ON THE WESTERLY LINE TO A DEAD LINE MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ADEEL & SAMS RENTALS, LLC BY DEED FROM JEFFREY A. MILLER AND WIFE, KIMBERLY D. MILLER, OF RECORD BY INSTRUMENT NO. 20160408-0033826, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 806 Cherokee Avenue, Nashville, TN 37207
(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 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 hand(s) this 14th day of October, 2016.

WARRANTY DEED
(Continued)

Adeel & Sams Rentals, LLC

BY: _____
Adeel Mohammad, Member

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public, personally appeared Adeel Mohammad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Member of Adeel & Sams Rentals, L.L.C., the within named bargainor, a limited liability company, and that such Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Adeel and Sams Rentals, L.L.C. as Member.

Witness my hand and official seal, at office, on this the 14th day of October, 2016.

_____ Notary Public

My commission expires: 7/2/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072