WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160096024 DEEDWARR
Recvd: 10/31/16 12:56 2 pgs
Fees:13.00 Taxes:2552.63
20161031-0114826

DEBORAH L. BAXTER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER CO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $689,900.00

Sarah M. Dooley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2016

Deborah L. Baxter
Notary Public

MY COMMISSION EXPIRES: 7-24-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Kimbark Drive Investments, LLC	Milton L. Lovell, NexAir, LLC	131-22U-002
(NAME)	(NAME)	
1916 Kimbark Drive	1385 Corporate Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Memphis, TN 38132	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20162397

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, I/we, **Volunteer Builders, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Kimbark Drive Investments, LLC, a Tennessee limited liability company,** 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit B, of 33 Colonial Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 28 Colonial Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160310-0022903, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 28 Colonial Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160310-0022903, and By laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof, the same as though copied herein for a more complete identification and description of said unit.

BEING a portion of the property conveyed to Volunteer Builders, LLC by Warranty Deed from HTC VII Partners, a Tennessee General partnership, and 1928 Kimbark Family Investments, LLC dated January 15, 2016 and filed of record in Instrument 20160125-0006457, Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 1916 Kimbark Drive, Nashville, TN 37215
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this ~~27th~~ 26th day of October, 2016

Volunteer Builders, LLC

BY: Charles Lee Phillips
Charles Lee Phillips, Sole Member

STATE OF Tennessee)
County OF SUMNER)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Charles Lee Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member (or other officer authorized to execute the instrument) of Volunteer Builders, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this ~~28th~~ 26th of October, 2016

Melissa D. Rogers
Notary Public
My Commission Expires: 4/19/17

