WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160102641 DEEDWARR
Recvd: 11/21/16 10:04 2 pgs
Fees: 13.00 Taxes: 555.00

20161121-0122411

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-8-2019

(AFFIX SEAL)

RHONDA G. PAUL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Casey Cundiff	FKM Bank	176- 00- 0 060.00
(NAME)	(NAME)	
4208 Laurenwood Drive	10 Cadillac Dr, Ste. 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **KL Properties, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Casey Cundiff and Carly Odom, both unmarried**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 3, on the First Revision of Final Plat, Laurenwood Subdivision, of record in Plat Book 8250, Page 876, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to KL Properties, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Lad Lawrence Kelley, dated 12/02/2013, recorded 12/02/2013, of record in Instrument No. 20131202-0122617, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 8250, Page 876, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4208 Laurenwood Drive, Antioch, TN 37013
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 14th day of November, 2016.

KL PROPERTIES, LLC

By: Lad Lawrence Kelley
Its: President

By: Mary Katherine Kelley
Its: Secretary

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lad Lawrence Kelley, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of KL Properties, LLC, a Tennessee limited liability company and that he is authorized to executed this instrument on its behalf.

Witness my hand and official seal this 14th day of November, 2016.

Notary Public
My Commission Expires: 11/15/17

THOMAS K. SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Katherine Kelley, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Secretary of KL Properties, LLC, a Tennessee limited liability company and that she is authorized to executed this instrument on its behalf.

Witness my hand and official seal this 14th day of November, 2016.

Notary Public
My Commission Expires: 11/15/17

THOMAS K. SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

File No.: 01288-34586
SMG TN Warranty Deed