WARRANTY DEED

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Jennifer Challacol
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF January, 2017.

Mary J Rucker
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Satya Hota	Satya Hota	
(NAME)	(NAME)	
1004 Heathfield Circle	1004 Heathfield Circle	162-06 377.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, WE, **LKJ PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SATYA HOTA,** 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:

Land in Davidson County, Tennessee, being Lot No. 76 of Bess Estates, Section Two, of record in Book 4660, Page 163, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed by Quitclaim Deed from John N. Thompson and wife, Kimberly Thompson to LKJ Properties LLC, a Tennessee limited liability company, as recorded on the 30th day of December, 2005 in Instrument No. 20051230-0156935, said Register's Office and by Quitclaim Deed from John M. Thompson and wife, Kimberly Thompson to LKJ Properties LLC, a Tennessee limited liability company of record in Instrument No. 20170105-0001573, said Register's Office.

This conveyance is subject to 2016 and 2017 Real Property taxes; All matters appearing on the plan of record in Plat Book 4675, Page 5 and Plat Book 4660, Page 163, said Register's Office; and Restrictive Covenants of record in Book 4679, Page 64 and Book 4868, Page 132, said Register's Office.

unimproved
This is improved x property, known as 121 Bess Ct. S., 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 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.

Davidson County DEEDWARR
Recvd: 01/05/17 15:19 3 pgs
Fees:18.00 Taxes:495.80
20170105-0001574

Witness my hand this 4 day of January, 2017

LKJ PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY:_____

JOHN N. THOMPSON, MANAGING MEMBER

BY:_____

KIMBERLY P. THOMPSON, MANAGING MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared John N. Thompson and Kimberly P. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Managing Member of LKJ Properties, LLC the within named bargainor, a limited liability company and that they as such Managing Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Members.

Witness my hand and official seal at Nashville, Tennessee this 4 day of January, 2017.

Commission expires:

KELVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires November 5, 2019

_____
Notary Public

Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020