Davidson County DEEDWARR
Recvd: 02/03/17 15:09 3 pgs
Fees:18.00 Taxes:1048.03
20170203-0011968

33456

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $288,250.00.

Affiant

Subscribed and sworn before me this the 31st day of January, 2017.

Notary Public
My commission expires:

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robert L. Harrington 605 Nashua Lane Nashville, TN 37209	Franklin American Mort. 6100 Tower Cir., Suite 600 Franklin, TN 37067	091-05-0-219.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AHN DEVELOP NASHVILLE, LLC AND K & A ENTERPRISES, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROBERT L. HARRINGTON, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Section 2, Mosswood Heights of record in Plat Book 4175, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to AHN Develop Nashville, LLC, a Tennessee limited liability company and K & A Enterprises, LLC, a Tennessee limited liability company by deed dated June 15, 2016 from Ideal Solutions, LLC, a Tennessee limited liability company of record in Instrument No. 20160617-0061483, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 605 Nashua Lane, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 31st day of January, 2017.

AHN Develop Nashville, LLC

By: Ashley Howard Nelson, Member

K & A Enterprises, LLC

By: Tony Madden, Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ashley Howard Nelson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Member of the within named bargainor, a limited liability company, and that she, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Ashley Howard Nelson as such member.

Witness my hand and official seal this 31st day of January, 2017.

My Commission Expires: 9-10-2018

Notary Public

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tony Madden, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the manager of the within named bargainor, a limited liability company, and that he, as such manager, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Tony Madden as such manager.

Witness my hand and official seal this 31st day of January, 2017.

My Commission Expires:

9-10-2018

Notary Public

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

