BILL GARRETT, Davidson County
Trans:T20170021541 DEEDWARR
Recvd: 03/14/17 08:25 2 pgs
Fees:13.00 Taxes:4625.00
20170314-0024737

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0102HUD

STATE OF TENNESSEE-
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of March, 2017

Notary Public
Commission Expires: 1/13/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
JKR, LLC 3520 Central Pike Hermitage, TN 37076-2076	New Owner	086-00-0-345.00

WARRANTY DEED

FOR AND IN 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,

Kevin H. Early, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JKR, LLC

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. 2 on the Plan of Riverview Commercial Subdivision, of record in Plat at Instrument No. 20000209-0013448, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Also conveyed with Lot 2 is a joint access and utility easement across Lot 1 for the benefit of Lots 1 and 2 Riverview Commercial Subdivision as shown on said plan, to which reference is hereby made for a more particular description of said easement.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED herefrom is a tract or parcel of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed from Kevin H. Early of record in Instrument Number 20090807-0074307, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kevin H. Early by Quitclaim Deed from Sherri Early of record in Instrument No. 20140710-0060897, Register's Office for Davidson County, Tennessee, dated June 09, 2014 and recorded on July 10, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3520 Central Pike, Hermitage, TN 37076-2076.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of March, 2017.

Kevin H. Early

STATE OF TENNESSEE .
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Kevin H. Early
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of March, 2017.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)