BILL GARRETT, Davidson County
Trans:T20170029783 DEEDWARR
Recvd: 04/10/17 08:55 2 pgs
Fees:13.00 Taxes:2486.40
20170410-0034563

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Justin Wilson
3514 Stokesmont Road
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE
Farmington Mortgage, div. of CapStar Bank
2002 Richard Jones, Suite 300A
Nashville, Tennessee 37215

MAP 117
GROUP 11 0E
PARCEL 010.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mitch Kinder Development, LLC, a Missouri limited liability company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Justin Wilson and Margaret Wilson, Husband and Wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 98-B, as shown on the map entitled the Plan of Bentley Park Condominiums, of record in Plat Book 6900, page 153, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MITCH KINDER DEVELOPMENT, LLC, by deed from RUBIN LUBLIN, TN PLLC, of record in Instrument no. 20150511-0043045, dated April 24, 2015, said Register's Office

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 6900, page 153, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 3514 Stokesmont Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Justin Wilson and Margaret Wilson, Husband and Wife, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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.

WITNESS our hands this the 6th day of April, 2017.

Mitch Kinder Development, LLC, a Missouri limited liability company

By: Mitch Kinder, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Mitch Kinder**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **Mitch Kinder Development, LLC, a Missouri limited liability company**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 6th day of April, 2017.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $672,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of April, 2017.

NOTARY PUBLIC
My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017