BILL GARRETT, Davidson County
Trans:T20170031663 DEEDWARR
Recvd: 04/17/17 10:29 4 pgs
Fees:23.00 Taxes:388.50
20170417-0036720

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
17-0077M

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of April, 2017

Notary Public
Commission Expires: 7/2/17

MELODY P. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Donald Grammer 1203 Clubhouse Lane Antioch, TN 37013	FirstBank 318 Seaboard Lane, Suite 205 Franklin, TN 37067	162-16-0-061.00

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,

Mark K. Taylor, an unmarried man and Carmel Dove International, LLC, a Georgia limited liability company

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

Donald Grammer and Carol L. Grammer, husband and wife

HEREINAFTER CALLED THE GRANTEES, HIS 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. 31B on the Plan of Hickory Park Villas, Section One, Zone Lot Division of record in Plat Book 6250, Page 314, 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 Mark K. Taylor, an unmarried man and Carmel Investments, LLC, a Georgia Limited Liability Company by Quitclaim deed from Mark K. Taylor, an unmarried man of record in Instrument No. 20080910-0092607 Register's Office for Davidson County, Tennessee, dated August 27, 2008 and recorded on September 10, 2008. The said Carmel Dove International, LLC was erroneously referred to as Carmel Investments, LLC and is corrected in Scrivener's Affidavit of record in Instrument No. 20170329-0030582, Register's Office for Davidson County, Tennessee.

Subject property is investment property. It is not the principal or marital residence of the grantors, grantor's spouse or dependents, as defined by statue.

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: 1203 Clubhouse Lane, Antioch, TN 37013.

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, his 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, his 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 13th day of April, 2017.

Mark K. Taylor

Carmel Dove International, LLC

Rebecca T. Khan, Manager

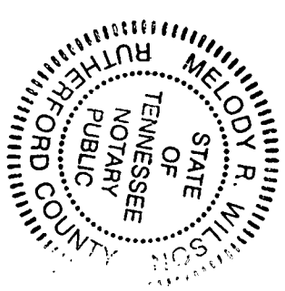
Bobby V. Khan, Manager

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark K. Taylor** 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 Murfreesboro, Tennessee this 13th day of April, 2017.

Notary Public
My Commission Expires: 7/2/17



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, his 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, his 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 13th day of April, 2017.

Mark K. Taylor

Carmel Dove International, LLC

Rebecca T. Khan, Manager

Bobby V. Khan, Manager

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark K. Taylor** 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 Murfreesboro, Tennessee this 13th day of April, 2017.

Notary Public
My Commission Expires: _____

STATE OF Georgia
COUNTY OF DeKalb

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Rebecca T. Khan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Manager of Carmel Dove International, LLC and that she is authorized by Carmel Dove International, LLC, to execute this instrument on its behalf as such Manager.

Witness my hand and official seal at Dunwoody, DeKalb (city), Georgia (state) this 13th day of April, 2017.

Notary Public
My Commission Expires: April 16th 2018

STATE OF Georgia
COUNTY OF DeKalb

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Bobby V. Khan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Carmel Dove International, LLC and that she is authorized by Carmel Dove International, LLC, to execute this instrument on its behalf as such Manager.

Witness my hand and official seal at Dunwoody, DeKalb (city), Georgia (state) this 13th day of April, 2017.

Notary Public
My Commission Expires: April 16, 2018