Davidson County DEEDWARR
Recvd: 05/01/17 10:10 3 pgs
Fees:18.00 Taxes:1180.30
20170501-0042301

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $319,000.00

Affiant

Subscribed and sworn to before me, this 27th day of April, 2017.

Notary Public

My commission expires: DEC 27 2017

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Zachary Kuykendall **Jacee Kuykendall**	**AMERIS BANK**	**14711004900**
530 Northcrest Drive	**1800 Parkway Place, Ste 820**	
Nashville, TN 37211	**Marietta, GA 30067**	

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 ACKNOWLEDGE, WE,

Battleground Investments, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zachary Kuykendall and Jacee Kuykendall, husband and wife

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. 442 on the Plan of Whispering Hills, Section II-C, of record in Plat Book 2663, page 66 and 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 442 begins at a point in the Northwesterly margin of the Northcrest Drive at the corner of Lot 441 and 442; thence with a line between said lots, Northwesterly 152 feet to a point; thence Northeasterly 159.1 feet to the line of a reserved tract; thence with the line of same, Southeasterly 141.3 feet to the beginning of a curve; thence around said curve, Southerly 37.5 feet to the margin of Northcrest Drive; thence with the margin of the same Southwesterly 112 feet to the point of beginning.

Being the same property conveyed to Battleground Investments, LLC, from Lindalu Lovier, a married person, by Warranty Deed dated September 1, 2016, of record in Instrument No. 20160901-0092243, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 2663, page 66-67, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 530 Northcrest Drive, Nashville, TN 37211.

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 in 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.

Witness my/our hand(s) this 27th day of April, 2017.

Battleground Investments, LLC
By: Steven A. DeSoto
Its: Member

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **STEVEN A. DESOTO** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is MEMBER of BATTLEGROUND INVESTMENTS, LLC and that he is authorized by BATTLEGROUND INVESTMENTS, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 27th day of April 2017.

NOTARY PUBLIC

My Commission Expires: 9/11/17

COUNTY OF DAVIDSON MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY