BILL GARRETT, Davidson County
Trans:T20170049091 DEEDWARR
Recvd: 06/08/17 14:55 2 pgs
Fees:13.00 Taxes:283.79
20170608-0057694

Warranty Deed

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $76,700.00. Affiant Subscribed and sworn to before me, this the 2nd day of June, 2017. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stathan, LLC		
4303 Gallatin Pike, Suite 103	New Owner	part of 06115037600
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSEPH ANDREW KIRKPATRICK, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STATHAN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land lying in the 7th Council District of Davidson County, Tennessee, being a portion of the Joseph Andrew Kirkpatrick property, as of record in Instrument No. DB-20100812 0063607, at the Register's Office for Davidson County, Tennessee; being generally described as east of and adjacent to Kingswood Avenue, north of Stratford Avenue, west of Oxford Street and south of Newman Avenue and being more particularly described as follows:

Commencing at an iron rod (new) in the easterly right of way of Kingswood Avenue (a 50 foot right-of-way), being the southwesterly corner of the Billy G. and Virginia C. Strong, Trustees property (QC-20080625 0065304), and having Tennessee State Plane Coordinates of Northing 685741.51, Easting 1754320.19; Thence with said right-of-way, South 09 degrees 29 minutes 33 seconds West for a distance of 56.00 feet to an iron rod (new), and being the True Point of Beginning; Thence, leaving said right of way and crossing said Kirkpatrick Trustees property on a new division line, South 78 degrees 16 minutes 25 seconds East for a distance of 207 .50 feet to an iron rod (new), being the southwest corner of the Laura M. Darling property (DB-20080528 0054151) and the northwest corner of the William C. Campbel II and Alexia Catherine Touzett-Campbell property (QC-20080625 0065304); Thence leaving said Darling property and with the westerly line of said Campbell property, South 09 degrees 29 minutes 33 seconds West for a distance of 47.00 feet to an iron rod (new), being the southeast corner of said Kirkpatrick property, said rod also being the northeast corner of the Kingswood Avenue, LLC property (DB-20140324 0023652); Thence, leaving said Campbell property and with the common line of said Kirkpatrick property and said Kingswood property, North 80 degrees 45 minutes 34 seconds West for a distance of 207.34 feet to an iron rod old (disturbed) in the easterly right-of-way of said Kingswood Avenue; Thence, leaving said Kingswood property and with said right-of-way North 09 degrees 29 minutes 33 seconds East for a distance of 56.00 feet to the Point of Beginning, containing 10,678 square feet or 0.245 acres, more or less, and being subject to covenants, rights-of-way, easements and restrictions of record and not of record.

Being also known as Lot No. 2 on the unrecorded Re-Plat of Lot #s 270 and 271 Map of Inglewood Place.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of June, 2017.

Joseph Andrew Kirkpatrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joseph Andrew Kirkpatrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of June, 2017.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021