Davidson County DEEDWARR Recvd: 07/05/17 10:49 3 pgs Fees:18.00 Taxes:6845.00 **20170705-0067302**	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$1,850,000.00.** Affiant Subscribed and sworn to before me, this the 29th day of June, 2017. Notary Public My commission expires: (AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
STD Properties, LLC	New Owner	**103-13-0-044.00**
402 West Hillwood Dr. Nashville, TN 37205		

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, WE,

Kingdom Builders of Tennessee, LLC

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

STD Properties, LLC, a Tennessee limited liability company

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. 5 and part of Lot No. 6 on the Plan of Hillwood Estates, Section 2, as of record in Plat Book 1835, Page 80, Register's Office for said County, described as follows: Beginning on the Northerly margin of West Hillwood Boulevard at the corner of Lots Nos. 4 and 5; thence with the line between said two lots Northwardly 293.8 feet to the Southerly line of Lot No. 7; thence with the same Eastwardly 225 feet to the corner of Lots Nos. 5, 6 and 7, continuing in the same direction and parallel with the Southerly line of said Lot No. 7, 15 feet, in all 240 feet; thence Southwardly 218 feet more or less, to the Northerly margin of West Hillwood Boulevard, being the corner of Lots Nos. 5 and 6; thence with the Northerly margin of said Boulevard Westwardly 200.6 feet to the beginning.

Being the same property conveyed to Kingdom Builders of Tennessee, LLC by Warranty Deed from Patricia O. Anderson, unmarried of record in Instrument No. 20160705-0068275, Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 05, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **402 W. Hillwood Drive, Nashville, TN 37205.**

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 Grantors do covenant with said Grantees that Grantors 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 29th day of June, 2017.

Kingdom Builders of Tennessee, LLC

By: Hugh Nelson II, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Gregory S Perrone, a Notary Public of said County and State, personally appeared Hugh Nelson II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member (or other officer authorized to execute the instrument) of Kingdom Builders of Tennessee, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Sole Member of the within named bargainor executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as its Sole Member.

Witness my hand, at office, this **29th** day of **June, 2017**.

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 10-3-2020

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

