THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Stephanie Glenn
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064

File No. 17-0860

075-04-0-049.00

Property Address:
4512 Baton Rouge Dr., Hermitage, TN 37076

BILL GARRETT, Davidson County
Trans:T20170058764 DEEDWARR
Recvd: 07/10/17 14:25 2 pgs
Fees:13.00 Taxes:965.33
20170710-0069203

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WARRANTY DEED

Send Tax Statements To:
CONNIE G. CLEMMONS
4512 BATON ROUGE DRIVE
HERMITAGE, TN 37076

Grantees' Name and Address
CONNIE G. CLEMMONS
4512 BATON ROUGE DRIVE
HERMITAGE, TN 37076

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **AK REEVES MANAGEMENT, LLC, AKA A. K. REEVES MANAGEMENT, LLC, a Tennessee limited liability company**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **CONNIE G. CLEMMONS**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 283, on the Plat of Section Five, Tulip Grove, as shown by plat appearing of record in Plat Book 4175, page 71, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to A.K. REEVES MANAGEMENT, LLC by Quitclaim Deed from KRISNA REEVES, of record in Instrument No. 20100212-0011214, dated 02/02/2010, and recorded on 02/12/2010, Register's Office for Davidson County, Tennessee.

This is improved property known as 4512 Baton Rouge Dr., Hermitage, TN 37076.

TO HAVE AND TO HOLD said tract of land, together with all improvement thereon and all appurtenances thereunto belonging unto the said Grantees their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees, their heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2017 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 4175, page 71, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself and its successors and assigns to warrant and defend the title thereto against the lawful claims and demands of all persons whatsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signature this 5 day of July, 2017.

AK REEVES MANAGEMENT, LLC
AKA A. K. REEVES MANAGEMENT, LLC

By: KRISNA REEVES, MANAGING MEMBER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned a Notary Public in and for said County and State, personally appeared **KRISNA REEVES,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself, to be the **MANAGING MEMBER** of **AK REEVES MANAGEMENT, LLC, AKA A. K. REEVES MANAGEMENT, LLC,** the within named bargainor, a Limited Liability Company and that she as such **MANAGING MEMBER**, respectively, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by herself as **MANAGING MEMBER**, respectively.

WITNESS my hand and seal, at office on this 5 day of July, 2017.

Notary Public
My Commission expires: 2-18-19

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,900.00.

Affiant

SWORN TO and described before me on this 5 day of July, 2017.

Notary Public
My Commission expires: 2-18-19

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY