BILL GARRETT, Davidson County
Trans:T20170059980 DEEDWARR
Recvd: 07/13/17 13:28 4 pgs
Fees:23.00 Taxes:584.60
20170713-0070583

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$158,000.00
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2017.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON NOTARY PUBLIC TENNESSEE My Comm Exp. SEPTEMBER 11, 2017 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kavanagh Properties, LLC 5000 Brentview Ct. Nashville, TN 37220	New Owner	151.10-0A-122.00 CO

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,

Lamar D. Houston, Sr. and Nikita L. Jones-Houston, Trustees of The Lamar D. Houston, Sr. and Nikita L. Jones-Houston Joint Living Trust, dated January 20, 2015, and Lamar D. Houston and Nikita L. Houston, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kavanagh Properties, LLC

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. 47, Phase 2, on the Plan of The Villages of Long Hunter P.U.D., as shown by plat of record in Instrument No. 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lamar D. Houston and Nikita L. Houston, husband and wife by deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C. dated January 10, 2014 of record in Instrument No. 20140117-0004947, Register's Office for Davidson County, Tennessee. Property was then conveyed to The Lamar D. Houston, Sr. and Nikita L. Jones-Houston Joint Living Trust, Lamar D. Houston, Sr. and Nikita L. Jones-Houston, Trustees, with a Life Estate retained by Grantors, by deed dated February 5, 2015 of record in Instrument No. 20150220-0014655, Register's Office for Davidson County, Tennessee. Said Life Estate Interest is also being conveyed herein.

Also conveyed herein is all interest in all oil, gas and other minerals, including gravel, clay, coal, sand and scoria previously reserved by Grantors in Deed of record in Instrument Number 20150220-0014655, said Register's Office.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument No. 20010531-0056382 and amended in Instrument No. 20031111-0164945, Register's Office for Davidson County, Tennessee
4) Property is subject to HOA Charter of record in Instrument No. 20010531-0056381, said Register's Office.
5) Property is subject to By-Laws of record in Instrument No. 20041022-0127537, said Register's Office.
6) Property is subject to easement for sewer lines of record in Instrument No. 20000906-0088271, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1033 Windsor Brook Place, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 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, 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 our hand(s) this 11th day of July, 2017.

Lamar D. Houston, Sr., Trustee

Nikita L. Jones-Houston, Trustee

Lamar D. Houston

Nikita L. Houston

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, Lamar D. Houston, Sr. and Nikita L. Jones-Houston,, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged the they are the Trustees of The Lamar D. Houston, Sr. and Nikita L. Jones-Houston Joint Living Trust and are authorized by The Lamar D. Houston, Sr. and Nikita L. Jones-Houston Joint Living Trust to execute this instrument on behalf of The Lamar D. Houston, Sr. and Nikita L. Jones-Houston Joint Living Trust..

Witness my hand, at office, this 11th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: Dec. 17, 2020

JOANN CANNON
COMM. # 2172808
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. DEC. 17, 2020

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me Lamar D. Houston and Nikita L. Houston, with whom I am personally acquainted, (or who 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, at office, this 11th day of July, 2017.

NOTARY PUBLIC

My Commission Expires:
Dec. 17, 2020

JOANN CANNON
COMM. # 2172808
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. DEC. 17, 2020

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Warranty Deed

State of California
County of Los Angeles)

On July 11, 2017 before me, JoAnn Cannon, Notary
(insert name and title of the officer)

personally appeared Lamar D. Houston and Nikita L. Houston,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JOANN CANNON
COMM. # 2172808
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. DEC. 17, 2020

Signature J Cannon (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Trustees Warranty Deed

State of California
County of Los Angeles)

On July 11, 2017 before me, JoAnn Cannon, Notary
(insert name and title of the officer)

personally appeared Lamar D. Lamar SR and Nikita L. Jones Houston
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JOANN CANNON
COMM. # 2172808
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. DEC. 17, 2020

Signature J Cannon (Seal)