WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170068037 DEEDWARR
Recvd: 08/07/17 13:57 2 pgs
Fees:13.00 Taxes:780.70
20170807-0080623

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Warner	**New Owner/Same Address**	071-08-0
(NAME) **714 Falcon Drive**	(NAME)	(MAP) 069.00 AND 070.00
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	(PARCEL)
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, A & K Property Management, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Robert A. Warner and Suzanne G. Warner, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Parcel No.1:

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 24 and part of Lot No. 23 on the Map of J. B. Haynie's Oriental Subdivision of record in Plat Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 and part of Lot No. 23 front 120 feet together on the Southerly side of Prince Street and runs back between parallel lines 140 feet to a dead line.

Parcel No.2:

Land in Davidson County, Tennessee, being the East 40 feet of the Westerly 60 feet of Lot No. 23 on the Map of J. B. Haynie's Oriental Subdivision as of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said part of said lots fronts 40 feet on the Southerly side of Prince Avenue, formerly Street, and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to A & K Property Management, LLC by Warranty Deed from Mike Thorpe, unmarried, of record in Instrument No. 20160922-0100000 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 318 & 320 Prince Ave., Nashville, Tennessee 37207

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 my/our hand(s) this 3rd day of August, 2017.

A & K Property Management LLC

By: _____
Kevin J. Mong, Manager

STATE OF ~~TENNESSEE~~ Pennsylvania

COUNTY OF ~~WILLIAMSON~~ Venango

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kevin J. Mong, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Manager of A & K Property Management, LLC, the within named bargainor, a limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Kevin J. Mong as such Manager.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 3rd day of August, 2017.

_____
Notary Public

My Commission Expires:

Commonwealth of Pennsylvania

Notarial Seal
TRACEY L HARRIS – Notary Public
CRANBERRY TWP, VENANGO COUNTY
My Commission Expires Jun 8, 2021