Bill Garrett Davidson County
Batch# 12972 DEEDWARR
10/12/2017 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $632.33
20171012-0104865

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $170,900.00

Affiant

Subscribed and sworn to before me, this 12th day of October, 2017.

Notary Public

My commission expires: 3-30-21

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew Fullen	NEW OWNER	**034010E04900CO**
196 Cobblestone Place Dr.		
Goodlettsville, TN 37072		

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 ACKNOWLEDGE, WE,

KVR Homes, LLC

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

Andrew Fullen, a single man

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:

A certain townhome located in Davidson County, Tennessee, being Unit No. 49 of Cobblestone II Townhomes established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, as corrected by Scrivener's Affidavit of record in Instrument No. 20170501-0042305, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now ore hereafter established over, though, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

Being a part of the same property conveyed to Mid-TN Capital, LLC, a Tennessee limited liability company, by Special Warranty Deed from Orange Cobblestone Holdings, LLC, a Tennessee limited liability, dated May 1, 2015 of record in Instrument No. 20150511-0042855, and corrected in Instrument No. 20160505-0044277, Register's Office for Davidson County, Tennessee. Mid-TN Capital, LLC conveyed subject property to KVR Homes, LLC, by Quitclaim Deed dated May 31, 2017, of record in Instrument No. 20170808-0081118, corrected by Scrivener's Affidavit of record in Instrument No. 20170912-0093350, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Master Deed of record in Instrument No. 20160401-0031281 and Amendment of Master Deed of record in Instrument No. 20160929-0102734, Register's Office for Davidson County, Tennessee

Restrictions of record in Book 2271, page 71, Book 3870, page 687, Instrument No. 20081229-0123139, Instrument No. 20160401-0031279, Instrument No. 20170501-0042305, Register's Office for Davidson County, Tennessee.

Easements of record in Book 421, page 44, Book 2330, page 10, Book 2443, page 558, Book 4362, page 966-981, Book 4468, page 452-469, Book 7030, page 404, Book 8590, page 304-308, Instrument No. 20020215-0019975, Instrument No. 20040819-0100484, Instrument No. 20060628-0077506, Instrument No. 20080612-0060827, Instrument No. 20090114-0003605, Instrument No. 20100311-0018694, Instrument No. 20140114-003779, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Instrument No. 20160401-0031280, Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20150825-0085830, Register's Office for Davidson County, Tennessee.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 196 Cobblestone Place Dr., Goodlettsville, TN 37072.

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 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 11th day of October, 2017.

KVR Homes, LLC

William R. Hyneman, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **William R. Hyneman,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged himself to be a **Member** of **KVR Homes, LLC,** the within named bargainor, and as such **Member** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said **William R. Hyneman** as such **Member,** and attesting the same.

Witness my hand and official seal at office at Nashville , Tennessee, on this 11th day of October, 2017.

Notary Public

Commission Expires: _____

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

True Copy Certification

I, KEMBERLY POWELL, 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.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020
Notary's Seal (if on paper)