Return to:

CONCORD TITLE
3000 Meridian Blvd.
Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170913395

Bill Garrett Davidson County
Batch# 19176 DEEDWARR
10/30/2017 09:27:26 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20171030-0110725

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.

Affiant

Subscribed and sworn to before me, this17th day of October, 2017.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John D. Kingston and Allyson L. Dake 3619 MEADOW DRIVE Nashville TN 37215-1031	~~New Owner~~ Stifel Bank + Trust 12655 Olive Blvd, Ste 250 St. Louis, MO 63141	Tax Parcel ID No. 117-01-098.00 (Parent Par

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KMS Properties, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John D. Kingston and Allyson L. Dake, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, 3617 Meadow Drive, a Horizontal Property Regime with Private Elements, as established by Declaration of Protective Covenants, Conditions, and Restrictions of record in Instrument No. 20160524-0052004, in the Register's Office of Davidson County.

Being part of the same property conveyed by Warranty Deed from STD Properties, LLC, a Tennessee Limited Liability Company to KMS Properties, LLC, a Tennessee Limited Liability Company, as recorded on the 21st day of March, 2016 in Instrument No. 20160321-0026287 and part of Warranty Deed from Linda Quick-Lee to STD Properties, LLC, as recorded on the 30th day of October, 2015 in Instrument No. 20151030-0110560, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants Conditions and Restrictions recorded in Instrument No. 20160524-0052004, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 3619 MEADOW DRIVE Nashville TN 37215-1031

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of October, 2017

KMS Properties, LLC.

By: _____
Kathy Schwartz, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Kathy Schwartz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Agent(or other officer authorized to execute the instrument) of KMS Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 17th day of October, 2017.

_____
Notary Public

