FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$95,000.00**.
Bill Garrett Davidson County Batch# 28215 **DEEDWARR** 11/20/2017 01:58:54 PM 2 pgs Fees: $13.00 Taxes: $351.50 20171120-0118982	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **November 17, 2017.** Notary Public MY COMMISSION EXPIRES: 3/20/18 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #17-0507

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kleancor Limited Partnership	**Kleancor Limited Partnership**	**63-2-88.00**
(NAME) 919 W. ~~1526 Ocoee Trail~~ Main St. #U-1	(NAME) **216 Centerview Drive Suite 155**	
(ADDRESS) Hendersonville ~~Madison, TN 37115~~ TN 37075	(ADDRESS) **Brentwood , TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Cornelia M. Garvin Revocable Living Trust Agreement dated October 6, 2015,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kleancor Limited Partnership, a corporation,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lots 161 and the southeasterly ½ of Lot 160 on the Map of Nawakwa Hills, Powwow Addition, Section No. 5, or record in Book 974, Page 26, Register's Office for Davidson County, Tennessee, described as follows:

Said Lots 161 and part of Lot 160 front together 75 feet on the easterly side of Ocoee Trail and extend back between parallel lines 150 feet to a dead line on the rear.

Being the same property conveyed to Cornelia M. Garvin, Trustee, Cornelia M. Garvin Revocable Living Trust Agreement dated October 6, 2015 by Quitclaim Deed from Cornelia M. Garvin dated October 6, 2015, filed of record in Instrument Number 20160129-0008903, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1526 Ocoee Trail, Madison, TN 37115**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **17th** day of **November, 2017**.

Cornelia M. Garvin Revocable Living Trust
Agreement dated October 6, 2015

Cornelia M Garvin, Trustee
By: Cornelia M. Garvin, Trustee

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Cornelia M. Garvin,** whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee of the Cornelia M. Garvin Revocable Living Trust Agreement dated October 6, 2015** , and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of **Cornelia M. Garvin Revocable Living Trust Agreement dated October 6, 2015.**

WITNESS my hand and official seal on **11/17/2017.**

NOTARY

MY COMMISSION EXPIRES: 10/24/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY