FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$120,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **November 17, 2017.** Notary Public MY COMMISSION EXPIRES: 3/20/18 (AFFIX SEAL)

Bill Garrett Davidson County
Batch# 28261 **DEEDWARR**
11/20/2017 02:33:52 PM 2 pgs
Fees: $13.00 Taxes: $444.00

20171120-0119050

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #17-0504

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kleancor Limited Partnership	**Kleancor Limited Partnership**	**63-8.00**
(NAME) ~~1338 Neelys Bend Rd~~ 919 W. Main #V-1	(NAME) **216 Centerview Drive Suite 155**	
(ADDRESS) ~~Madison, TN 37115~~ Hendersonville	(ADDRESS) **Madison, TN 37115**	
(CITY) (STATE) ~~(ZIP)~~ TN 37075	(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,** 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:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Hal R. Swan, Jr., May 25, 1957, as follows:

BEGINNING at an iron pin in the westerly margin of Neely's Bend Road, said iron pin being 376 feet, more or less southerly from the northeast corner of the property conveyed to C.W. Carroll by deed of record in Book 636, Page 515, Register's Office for said County, said point also being 128 feet southerly from the southeast corner of the property conveyed to J.M. Beck and wife Mary G. Beck by deed from C.W. Carroll, a widower, of record of record in Book 1025, Page 386, said Register's Office; thence with the margin of said road, South 19 degrees 30 minutes East 38.5 feet to an iron pin; thence South 77 degrees 6 minutes west 150 feet more of less to an iron pin; thence South 13 degrees 7 minutes east 44 feet more or less to an iron pin; thence south 78 degrees 33 minutes west 120 feet more or less to an iron pin; thence north 14 degrees 29 minutes west 75 feet more or less to a point; then north 77 degrees 61 minutes east 274 feet more of less to the point of beginning.

Being the same property conveyed to Cornelia M. Garvin, Trustee, Cornelia M. Garvin Revocable Living Trust Agreement dated October 6, 2105 by Quitclaim Deed from Cornelia M. Garvin dated October 6, 2015, filed of record in Instrument Number 20160129-0008898 , 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 **1538 Neelys Bend Rd, 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: 10/26/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY