FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$175,000.00** 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# 28266 **DEEDWARR**
11/20/2017 02:37:49 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20171120-0119058

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #17-0502

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kleancor Limited Partnership	**Kleancor Limited Partnership**	**63-7.00**
(NAME) ~~1536 Neelys Bend Rd~~ 919 W Main #U-1	(NAME) **216 Centerview Drive Suite 155**	
(ADDRESS) ~~Madison, TN 37115~~ Hendersonville 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,** 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:

A certain tract of parcel of land in the Eleventh, formerly the Nineteenth, Civil District of Davidson County, Tennessee, described according to a survey made by Hal R. Swann, Jr., May 25, as follows:

BEGINNING at a point in the westerly margin of Neely's Bend Road at the southeast corner of the property conveyed to Erby S. Peeler and wife, Joyce Gray Peeler by deed from Clara Ethel Huffines, Joyce Huffines Smith and Opal Huffines Allen, of record in Book 2651, Page 355, Register's Office for said County; thence with the margin of said road south 19 degrees 30' east 48 feet to a point, the northeast corner of the property conveyed to Troy C. Pace, by deed from Ethel Huffines, a widow, of record in Book 2652, Page 291, said Register's Office; thence south 77 degrees 6' West 274 feet, more or less, to a point; thence north 14 degrees 29' west 48 feet, more or less to a point; thence north 75 degrees 42' east 280 feet, more or less to the point of beginning.

Being the same property conveyed to Cornelia M . Garvin, Trustee, Cornelia M. Garvin Revocable Living Trust Agreement date October 6, 2015 by Quitclaim Deed from Cornelia M. Garvin dated October 6, 2015, filed of record in Instrument Number 20160129-~~008899~~ 0008899 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 **1536 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
By: Cornelia M. Garvin, Trustee 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 the **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