FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
Bill Garrett Davidson County Batch# 34103 **DEEDWARR** 12/06/2017 11:16:07 AM 3 pgs Fees: $18.00 Taxes: $388.50 20171206-0124464	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$150,000.00~~ 105,000.00 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:

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #17-0506

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kleancor Limited Partnership	**Kleancor Limited Partnership**	**43-13-287.00**
(NAME) **919 W. Main #U-1**	(NAME) **216 Centerview Drive Suite 155**	
(ADDRESS) **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,** 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 Davidson County, Tennessee, being Lot No. 16, Block "D", Crittendale Estates, of record in Book 974, Page 69, said Register's Office.

Said Lot No. 16 fronts 50 feet on the northerly side of Cherry Street and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed by quitclaim deed from Cornelia M. Garvin to Cornelia M. Garvin, Trustee, CORNELIA M. GARVIN REVOCABLE LIVING TRUST AGREEMENT dated October 6, 2015, filed for record in Instrument No. 20160129-0008905 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 **325 Cherry St, 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.

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 Trustee

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**, ~~with whom I am personally acquainted, or proved~~ on the basis of satisfactory evidence, and who, upon ~~oath~~, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **17th** day of **November, 2017**.

NOTARY PUBLIC

My Commission Expires: 10/26/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 **Cornelia M. Garvin Revocable Living Trust Agreement, dated Oct. 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.

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

NOTARY

MY COMMISSION EXPIRES: 10/26/20

