NEW OWNER:

Daniel Munoz
Kelly Schlendorf
3910 Kimpalong Avenue
Nashville, TN 37205

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0630 FR

103-16-0-073.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 44239 **DEEDWARR**
01/04/2018 10:17:49 AM 3 pgs
Fees: $18.00 Taxes: $6,475.00

20180104-0001271

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Seven Hundred Fifty Thousand and 00/100 Dollars ($1,750,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **3910 KIMPALONG LLC, a Tennessee Limited Liability Company**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **DANIEL MUNOZ AND KELLY H. SCHLENDORF, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Kimpalong Place of record in Plat Book 547, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 3910 Kimpalong LLC, a Tennessee Limited Liability Company by Warranty deed from Karen R. Pilkerton, an unmarried woman of record in Instrument No.

20160708-0069897 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 08, 2016.

Being also known as 3910 Kimpalong Avenue Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 3rd day of **January, 2018**.

3910 KIMPALONG LLC, a Tennessee Limited Liability Company

By Nathan Lyons, Chief Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Nathan Lyons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **Nathan Lyons** is the **Chief Managing Member** of **3910 Kimpalong, LLC, a Tennessee Limited Liability Company**, the within-named bargainer, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 3rd day of **January, 2018**.

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **1,750,000.00** .

AFFIANT

Sworn to and subscribed to before me this 3rd day of **January, 2018.**

NOTARY PUBLIC

My commission expires: 03-08-21

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY