Bill Garrett Davidson County
Batch# 54071 DEEDWARR
02/02/2018 08:48:44 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20180202-0010683

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Warranty Deed

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $499,999.00. Affiant Subscribed and sworn to before me, this the 30th day of January, 2018. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John C. Bandi Aimee Scheuneman	New Owner	
2608 Brittany Drive		083-12-0L-001.00-CO
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KINGDOM HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN C. BANDI AND AIMEE SCHEUNEMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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 Unit 2608A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2608 Brittany Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160914-0096864, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Marvin E. Ramsey by Warranty deed from Robert Lee Qualls and wife, Lutie Christine Qualls of record in Book 4834, page 859, Register's Office for Davidson County, Tennessee, dated July 12, 1974 and recorded on July 16, 1974.

Marvin E. Ramsey having since died June 24, 1993. He left the property to his wife Karen A. Ramsey per will recorded at Instrument No. 20121005-0091385. Affidavit of heirship 20121005-0091650 also names Karen Ramsey as Marvin Ramsey's heir.

Being a portion of the same property conveyed to Prime Nashville, LLC, a Tennessee limited liability company by Warranty deed from Karen A. Ramsey, unmarried of record in Instrument No. 20160607-0057479 Register's Office for Davidson County, Tennessee, dated June 3, 2016 and recorded on June 7, 2016.

Being a portion of the same property conveyed to Kingdom Homes, LLC, A Florida Limited Liability Company by Warranty deed from Prime Nashville, LLC of record in Instrument No. 20160914-0096863 Register's Office for Davidson County, Tennessee, dated September 2, 2016 and recorded on September 14, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2608 Brittany Drive, Nashville, TN 37206.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of January, 2018.

KINGDOM HOMES, LLC, a Florida Limited Liability Company

Luciana Aliaga, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Luciana Aliaga, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Kingdom Homes, LLC, a Florida limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of January, 2018.

Notary Public

My Commission Expires: 7-2-18

