Bill Garrett Davidson County
Batch# 59023 DEEDQC
02/14/2018 10:42:54 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180214-0014518

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF November 2017

Notary Public

MY COMMISSION EXPIRES: 2/29/2020

(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC WHITNEY LEHMAN

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY WITHOUT BENEFIT OF A TITLE SEARCH

LEHMAN TITLE & ESCROW, LLC 1646 Westgate Circle, Suite 102 Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KVR Homes, LLC	NEW OWNER	**See Attached Exhibit A**
(NAME) 177 Crescent Drive	(NAME)	
(ADDRESS) Collierville, TN 38017	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLIAM RUSSELL HYNEMAN TRUSTEE OF THE BAILEY TRUST, WILLIAM RUSSELL HYNEMAN TRUSTEE OF THE SAMANTHA TRUST, J. KEVIN HYNEMAN TRUSTEE OF THE AMANDA TRUST AND J. KEVIN HYNEMAN TRUSTEE OF THE RACHEL TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KVR HOMES, LLC

HEREINAFTER CALLED THE GRANTEES, 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 Nos. 1-6, Unit Nos. 12-22, and Unit Nos. 50-59 on the Plan of Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument Number 20070213-0018434, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Russell Hyneman, Trustee of the Bailey Trust, William Russell Hyneman Trustee of the Samantha Trust, J. Kevin Hyneman, Trustee of the Amanda Trust and J. Kevin Hyneman Trustee of the Rachel Trust by Warranty Deed from Equity Trust Company Custodian FBO Edward W. Meek IRA, of record in Instrument number 20160718-0073844, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved X
This is improved property, known as 100 Bixler Farms, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness this 29 day of November 2017

William Russell Hyneman, Trustee of the Bailey Trust

William Russell Hyneman Trustee of the Samantha Trust

J. Kevin Hyneman, Trustee of the Amanda Trust

J. Kevin Hyneman Trustee of the Rachel Trust

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Kevin Hyneman, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Trustee of the Amanda Trust and Trustee of the Rachel Trust, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name as Trustee of the Trusts.

Witness my hand and official seal at Nashville, Tennessee this 29th day of November 2017
Commission expires:

KAREN E. SEGRAVES STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Notary Public

MY COMMISSION EXPIRES:
December 15, 2018

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Russell Hyneman, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Trustee of the Amanda Trust and Trustee of the Rachel Trust, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name as Trustee of the Trusts.

Witness my hand and official seal at Nashville, Tennessee this 29th day of November 2017
Commission expires:

KAREN E. SEGRAVES STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Notary Public

MY COMMISSION EXPIRES:
December 15, 2018

Exhibit "A"

MAP & PARCEL:

Map/Parcel 043-10-0C-001.00-CO-101 Allison Ann Pass-Unit 1
Map/Parcel 043-10-0C-002.00-CO-103 Allison Ann Pass-Unit 2
Map/Parcel 043-10-0C-003.00-CO-105 Allison Ann Pass-Unit 3
Map/Parcel 043-10-0C-004.00-CO-107 Allison Ann Pass-Unit 4
Map/Parcel 043-10-0C-005.00-CO-109 Allison Ann Pass-Unit 5
Map/Parcel 043-10-0C-006.00-CO-111 Allison Ann Pass-Unit 6
Map/Parcel 043-10-0C-012.00-CO-200 Jenna Lee Circle-Unit 12
Map/Parcel 043-10-0C-013.00-CO-202 Jenna Lee Circle-Unit 13
Map/Parcel 043-10-0C-014.00-CO-204 Jenna Lee Circle-Unit 14
Map/Parcel 043-10-0C-015.00-CO-206 Jenna Lee Circle-Unit 15
Map/Parcel 043-10-0C-016.00-CO-208 Jenna Lee Circle-Unit 16
Map/Parcel 043-10-0C-017.00-CO-210 Jenna Lee Circle-Unit 17
Map/Parcel 043-10-0C-018.00-CO-212 Jenna Lee Circle-Unit 18
Map/Parcel 043-10-0C-019.00-CO-214 Jenna Lee Circle-Unit 19
Map/Parcel 043-10-0C-020.00-CO-216 Jenna Lee Circle-Unit20
Map/Parcel 043-10-0C-021.00-CO-218 Jenna Lee Circle-Unit 21
Map/Parcel 043-10-0C-022.00-CO-220 Jenna Lee Circle-Unit 22
Map/Parcel 043-10-0C-050.00-CO-300 McKenzie Pass-Unit 50
Map/Parcel 043-10-0C-051.00-CO-302 McKenzie Pass-Unit 51
Map/Parcel 043-10-0C-052.00-CO-304 McKenzie Pass-Unit 52
Map/Parcel 043-10-0C-053.00-CO-306 McKenzie Pass-Unit 53
Map/Parcel 043-10-0C-054.00-CO-308 McKenzie Pass-Unit 54
Map/Parcel 043-10-0C-055.00-CO-310 McKenzie Pass-Unit 55
Map/Parcel 043-10-0C-056.00-CO-312 McKenzie Pass-Unit 56
Map/Parcel 043-10-0C-057.00-CO-314 McKenzie Pass-Unit 57
Map/Parcel 043-10-0C-058.00-CO-316 McKenzie Pass-Unit 58
Map/Parcel 043-10-0C-059.00-CO-318 McKenzie Pass-Unit 59