

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of March, 2018.

Notary Public

My commission expires: 12/15/21

p)

Bill Garrett Davidson County
Batch# 69566 DEEDWARR
03/15/2018 10:42:32 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00



20180315-0024436

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
David James Kennedy and Lindsey Beth Kennedy	new owner	103-12-0-271.00
3812 Central Ave		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

PKS Investments, LLC, a Tennessee limited liability company

(hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto

David James Kennedy and Lindsey Beth Kennedy, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the easterly 45 feet of Lot No. 216 and the westerly 5 feet of Lot No. 217, on the Plan of the Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, Page 92, in the Register's Office for Davidson County, Tennessee.

SAID easterly part of Lot No. 216 and westerly part of Lot No. 217 front together 50 feet on the northerly side of Central Avenue and run back between parallel lines 200 feet to an alley.

BEING the same property conveyed to PKS Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Mary Anne Cook, as Trustee of The Mary Anne Cook Revocable Living Trust, dated March 31, 2002, of record as Instrument No. 20160129-0009069 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3812 Central Ave, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, page 92, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 the Grantor has hereunto executed this instrument on this the 9th day of March, 2018.

PKS Investments, LLC

By: _____
Kyle William Simmons, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kyle William Simmons, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of PKS Investments, LLC, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal this 9 day of March, 2108.

_____
Notary Public

My Commission Expires: 7.19.21

SolomonParks File No. 18-001061-528

