BOX 10-A

WARRANTY DEED

Bill Garrett Davidson County
Batch# 71564 DEEDWARR
03/21/2018 11:01:48 AM 2 pgs
Fees: $13.00 Taxes: $1,720.13

20180321-0026553

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF March, 2018

Notary Public

MY COMMISSION EXPIRES: November 5, 2019
(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires November 5, 2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Bury and Katie Kosfeld	Farmington Mortgage	
(NAME)	(NAME)	
4613 Michigan Avenue	2002 Richard Jones Rd. Ste. 300A	091-08- 209.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37215	
(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, **CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT BURY, UNMARRIED AND KATIE KOSFELD, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

Lot No. 3 of Block 2 on the Map of East Extension of Plan No. 1, West Nashville, as of record in Book 421, Page 1, Register's Office for Davidson County, Tennessee and having distinct map and parcel numbers assigned to Lot No. 3 of Block 2 on the Map of East Extension of Plan No. 1, West Nashville, as of record in Book 421, Page 1.

Being part of the same property conveyed by Quitclaim Deed from City Limits Construction, LLC, a Tennessee limited liability company to City Limits Construction, LLC, a Tennessee limited liability company as recorded on the 2nd day of August, 2017 in Instrument No. 20170802-0078358; part of Warranty Deed from Keith Kraft, as to a 43.75% interest, Kenneth Kraft as to an 18.75% interest, Patricia Kraft n/k/a Trish Krizelman, as to an 18.75% and Nancy Galbut, as to an 18.75% to City Limits Construction, LLC, a Tennessee Limited Liability Company as recorded on the 5th day of July, 2017 in Instrument No. 20170705-0067215; part of Quitclaim Deed from Morris Kraft and wife, Reba Kraft to Keith Kraft as to an 18.75% interest, Kenneth Kraft as to an 18.75% interest, Patricia Kraft as to an 18.75% interest, and Nancy Galbut as to an 18.75% interest as recorded on the 23rd day of January, 1995 in Deed Book 9575, Page 815; part of Quitclaim Deed from Kenneth Kraft to Morris Kraft and Wife, Reba Kraft as recorded on the 28th day of July, 1988 in Deed Book 7611, Page 680; part of Warranty Deed from Calvin Buchman to Kenneth Kraft and Keith Kraft my one-half (1/2) undivided interest as recorded on the 1st day of October, 1965 in Deed Book 3941, Page 887 and part of Warranty Deed from Joe Simons, Mrs. Odell George and G. W. Raines, as Trustees of the Tower Heights Baptist Church of Nashville, Tennessee to Morris Kraft and Calvin Buchman as recorded on the 4th day of December, 1964 in Deed Book 3838, Page 411, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 4613 Michigan Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness my hand this 19 day of March, 2018

CITY LIMITS CONSTRUCTION, LLC

BY: _____

KEN WADE, MEMBER MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Ken Wade with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member Manager of City Limits Construction, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such Member Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member Manager.

Witness my hand and official seal at Nashville, Tennessee this 19 day of March, 2018.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Commission expires: _____

_____
Notary Public