WARRANTY DEED

Bill Garrett Davidson County
Batch# 72009 DEEDWARR
03/22/2018 09:32:59 AM 3 pgs
Fees: $18.00 Taxes: $1,124.80

20180322-0027001

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sarah Nichole Mohr **James Michael Carroll**	OWNer	09015013800
(NAME)	(NAME)	
451 Capri Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I,Ben Lapp as sole member of Lesley Ann Kinnis, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sarah Nichole Mohr, an unmarried woman, and James Michael Carroll, an unmarried man,** 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 Lot No. 1150, on the plan of Charlotte Park, Section 16, of record in Plat Book 3300, Page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. Said Lot No. 1150 fronts 89.3 feet on the westerly margin of Capri Drive and extends back 146.8 feet on the southerly line and 151.7 feet on the northerly line to a broken line in the rear, measuring 81.0 feet thereon.

Being the same property conveyed to Lesley Ann Kinnis, LLC from Lesley Ann Kinnis by Quitclaim Deed of record in Instrument No. 20171219-0129183, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 451 Capri Dr., 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/our hands this 16th day of March, 2018.

Sole Member

Lesley Ann Kinnis, LLC
By: Ben Lapp, sole member

ADDITIONAL ACKNOWLEDGMENT ON FOLLOWING PAGE

State of Tennessee
County of Williamson

Personally appeared before me Lesley Ann Kinnis, LLC, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of March, 2018.

Notary Public _____
My Commission Expires: _____

File No.: 12900

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ben Lapp with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the Sole Member of Lesley Ann Kinnis, LLC, the within named bargainor, a Tennessee Corporation, and that such Sole Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of Lesley Ann Kinnis, LLC , as Sole Member.

Witness my hand and official seal at Franklin, Tennessee, this the 16th day of March, 2018.

Notary Public
Commission Expires:

