Bill Garrett Davidson County
Batch# 93220 DEEDWARR
05/16/2018 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20180516-0046958

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Devon Kennard
713 Wyntree N
Hermitage, Tennessee 37076

SEND TAX BILL TO:
~~Owner~~ Mortgagee

MORTGAGEE
SWBC Mortgage
9311 San Pedro #100
San Antonio, TX 78216

MAP 075
GROUP 15 0A
PARCEL 065.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mitch Kinder Development, LLC, a Missouri limited liability company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Devon Kennard and Spencer Sasarita**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 44, on the Plan of Phase 2-A, Walden Woods, of Record in Instrument No. 20000512-0048112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mitch Kinder Development LLC by deed from Rubin Lublin TN, PLLC, of record in Instrument No 20171122-0119790, Register's Office for said County, dated October 27, 2017, and Recorded on November 22, 2017.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Instrument No. 20000512-0048112, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 713 Wyntree N, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Devon Kennard and Spencer Sasarita, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 11th day of May, 2018.

Mitch Kinder Development, LLC, a Missouri limited liability company

By: Mitch Kinder, PRESIDENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Mitch Kinder,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **PRESIDENT** of **Mitch Kinder Development, LLC, a Missouri limited liability company**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 11th day of May, 2018.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $339,900.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of May, 2018.

NOTARY PUBLIC
My Commission Expires: 3-8-2022

GREGORY P REICHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2022

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

