WARRANTY DEED

Bill Garrett
Batch# 99270
06/01/2018 02:07:35 PM
Fees: $13.00 Taxes: $943.50

Davidson County
DEEDWARR
2 pgs

20180601-0052459

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Amy Dieterle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2018.

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KP Capital 3, LP	NEW OWNER	155-03-0A-027.00-CO
(NAME)	(NAME)	
9525 Inavale Ln		
(ADDRESS)	(ADDRESS)	
Brentwood Tn 37027		
(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, I, **William D. Lannom, Surviving tenant by the entirety,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KP Capital 3, LP, a Tennessee Limited Partnership,** HEREINAFTER CALLED THE GRANTEE, 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. 44 on the Plan of Section I, Rolling River Estates of record in Plat Book 4860, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William D. Lannom and wife, Doris V. Lannom by Warranty deed from Harold F. Morris and wife, K. Juanita Morris, of record in Book 5033, Page 652, Register's Office for Davidson County, Tennessee, dated June 07, 1976 and recorded on June 09, 1976. The said Doris V. Lannom having since died on December 14, 2013 and the property having become vested in William D. Lannom as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 7312 Rolling River Parkway, Nashville, TN 37221

(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 29th day of May, 2018.

William D. Lannom
William D. Lannom by Christie Ferrell, Attorney in Fact
by Christie Ferrell
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Christie Ferrell, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of William D. Lannom, and who acknowledged that she executed the same as the free act and deed of the said William D. Lannom, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument No. 20180530-0051627, said Register's Office.

Witness my hand this 29th day of May, 2018.

LESLIE CLARKSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Julie Clarkside
Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206