Bill Garrett Davidson County
Batch# 104739 DEEDWARR
06/14/2018 02:31:57 PM 2 pgs
Fees: $13.00 Taxes: $333.00
20180614-0057325

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 8th day of June 2018.

Notary Public
My commission expires: 9/7/2020

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Kingdom Homes, LLC 4818 Grinstead Place Nashville, TN 37216	New Owner	091-10-0-270.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Astercor Group, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kingdom Homes, LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. Eleven on the Plan of B.F. Cockrill Farm as of record in Book 161, Pages 134 and 135, Register's Office for said County. Beginning in the centerline of Snyder Avenue at the Northwest corner of the property of Ira B. Hooper and wife, of record in Book 1036, Page 59, thence with the centerline of said avenue, northerly 50 feet; thence leaving said avenue, South 69 -3/4 degrees, east 161 feet to the northwest corner of the Granville H. Hooper and wife lot; in Book 4533, Page 23, thence along his westerly line south 20-1/4 degrees west 50 feet to the northerly line of Ira B. Hooper lot; thence along said line north 69-3/4 degrees west 161 feet to the point of beginning.

Being part of the same property conveyed to Astercor Group, LLC, from, Tungee Cox, unmarried, by Warranty Deed dated February 20, 2015 of record Instrument Number 20150313-0021646, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **512 Snyder Avenue, Nashville, TN 37209.**

This conveyance is subject to the following: (1) Right of Ingress/Egress of record in Book 4533, Page 23; (2) Subject to all matters of record in Plat Map Book 161, Page 134 and 135; All of the said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 8th day of June, 2018.

Astercor Group, LLC, a
Tennessee limited liability company

By: _____
Carol M. Hatcher
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Carol M. Hatcher, Chief Manager of Astercor Group, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such **Chief Manager**.

Witness my hand and official seal at Brentwood, Tennessee, this the 8th day of June, 2018.

_____
Notary Public

My Commission expires: 1-24-21



FILE NO: 2018055834