Bill Garrett Davidson County
Batch# 104922 DEEDWARR
06/15/2018 09:07:30 AM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20180615-0057589

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 11/22/21

MY COMMISSION EXPIRES NOVEMBER 22, 2021

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 100 Bluegrass Commons Blvd Ste. 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Recovery Community, Inc., a Tennessee nonprofit corporaiton	Recovery Community, Inc., a Tennessee nonprofit corporaiton	043-15-0-013.00
(NAME)	(NAME)	
117 Harrington Ave	117 Harrington Ave	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **KGB Rentals, Inc., a Tennessee corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Recovery Community, Inc., a Tennessee nonprofit corporaiton**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

TRACT ONE:
Land in Davidson County, Tennessee, being the East 39.7 feet of Lot No. 25 on the Second Revised Plan of Myatt-Eagan Subdivision of Lot Nos. Two and Three of the Anderson Estates, of record in Book 1424, Page 150, Register's Office for said County.

Said part of lot fronts 39.7 feet on the North side of Old Hickory Boulevard and extends back between parallel lines 182 feet to a dead line.

TRACT TWO:
Land in Davidson County, Tennessee, being Lot No. 26 on the Second Revised Plan of Myatt-Eagan Subdivision of Lot Nos. Two and Three of Anderson Estates, of record in Book 1424, Page 150, Register's Office for said County.

Said Lot No. 26 fronts 139.6 feet on the Northerly side of Old Hickory Boulevard and runs back between parallel lines 182 feet to a dead line.

Being the same property conveyed to KGB Rentals, Inc., a Tennessee corporation by Warranty Deed dated 01/17/2014 from John B. Cole of record in Instrument 20140121-0005459, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 921 East Old Hickory Blvd., Madison, TN 37115
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 14th day of June, 2018.

KGB RENTALS, INC., A TENNESSEE CORPORATION

Brian Burnett, President

Greg Glenn, Vice President

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Brian Burnett 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 KGB Rentals, Inc., a Tennessee corporation and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the entity by himself as President.

Witness my hand and seal this 14th day of June, 2018.

Notary Public _____

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

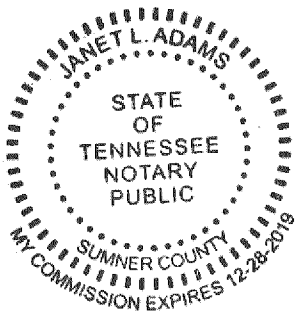
State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Gregg Glenn with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Vice President of KGB Rentals, Inc., a Tennessee corporation and that he as such Vice President, executed the foregoing instrument for the purposes therein contained by signing the name of the entity by himself as Vice President.

Witness my hand and seal this 14th day of June, 2018.

Notary Public _____

My Commission Expires: _____



RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd Ste. 115
Hendersonville, TN 37075

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] 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: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019