Bill Garrett
Batch# 112532
07/03/2018 03:35:42 PM
Fees: $13.00 Taxes: $3,145.00
Davidson County
DEEDWARR
2 pgs
20180703-0064739

# Warranty Deed

| | |
|---|---|
| J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $850,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 2nd day of July, 2018.<br><br>Notary Public<br><br>My commission expires: 5-2-22 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Kingdom Homes, LLC | New Owner | |
| 4618 Grinstead Place | | 148-16-0-095.00 |
| Antioch, TN 37216 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MITCHELL D. WHITSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KINGDOM HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Tract or Parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Commencing at a point in the Northerly R.O.W. margin of Antioch Pike and the Easterly margin of an 18 foot alley; thence South 69 degrees 30 minutes East 93.13 feet to the point of beginning; thence leaving the said R.O.W. of Antioch Pike North 22 degrees 49 minutes 11 seconds East 160.0 feet to a point; thence North 9 degrees 17 minutes 23 seconds East 122.16 feet to a point; thence North 47 degrees 00 minutes 52 seconds East 50.25 feet to a point; thence South 37 degrees 10 minutes East 271.52 feet to a point; thence South 52 degrees 50 minutes West 71.00 feet to a point; thence North 37 degrees 10 minutes West 60.0 feet to a point; thence South 52 degrees 50 minutes West 179.35 feet to a point in the Northerly margin of Antioch Pike; thence with said margin North 69 degrees 30 minutes West 50.0 feet to the point of beginning, said tract containing 0.92 acres, more or less.

Subject to and including a 14-foot ingress and egress easement described as follows:

Commencing at a point in the Southwesterly corner of the above described tract, thence along the Northerly R.O.W. margin of Antioch Pike South 69 degrees 30 minutes East 14.0 feet to the point of beginning; thence leaving the said R.O.W. of Antioch Pike North 22 degrees 49 minutes 11 seconds East 174.03 feet to a point; thence North 69 degrees 37 minutes 26 seconds West 126.57 feet to a point on the Southeasterly margin of an 18 foot

alley; thence with said margin South 16 degrees 25 minutes East 14.0 feet to a point; thence leaving said 18 foot alley South 69 degrees 37 minutes 26 seconds East 111.01 feet to a point; thence South 22 degrees 49 minutes West 160.0 feet to a point on the Northerly R.O.W. margin of Antioch Pike; thence along said R.O.W. margin of Antioch Pike South 69 degrees 30 minutes East 14.0 to the point of beginning.

Being the same property conveyed to Mitchell D. Whitson by Warranty deed from Stephen M. Klausner, unmarried of record in Instrument No. 20090903-0083286 Register's Office for Davidson County, Tennessee, dated August 28, 2009 and recorded on September 03, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2400 Antioch Pike, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of July, 2018.

**Mitchell D. Whitson**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mitchell D. Whitson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of July, 2018.

Notary Public

My Commission Expires: 5 - 2 - 22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022