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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 180716863**<br><br>Bill Garrett Davidson County<br>Batch# 121133 **DEEDWARR**<br>07/26/2018 11:27:19 AM 2 pgs<br>Fees: $13.00 Taxes: $2,220.00<br>20180726-0072976 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $600,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this12th day of July, 2018.<br><br>Notary Public<br>My Commission Expires: |

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| KMS Properties, LLC.<br>1412 Richland Woods Ln<br>Brentwood, TN 37027 | New Owner | Tax Parcel ID No.<br>131-02-0-137.01 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeremy D. Shapiro and Erika E. Shapiro, husband and wife and Tom C. Shapiro and Diane Shapiro, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KMS Properties, LLC, a Tennessee limited liability company**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Map of Hollywood Place, as of record in Plat Book 547, Page 85 and 86, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jeremy D. Shapiro and spouse, Erika E. Shapiro and Tom C. Shapiro and wife, Diane Shapiro by Warranty Deed from Robert W. Lowe, III and wife, Angela Lowe, recorded on the 19th day of November, 2007 in Instrument No. 20071119-0135114, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF HOLLYWOOD PLACE, as recorded in Plat Book 547, Page(s) 85 and 86.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Water System, recorded in Book 915, Page 318.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 3932, Page 304.

Limited Power of Attorney's recorded at Instrument Nos. 20071119-0135112; 20130225-0018363 and 20130225-0018364.

This is improved property located at 4231 Kirtland Road Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 12th day of July, 2018.

Jeremy D. Shapiro

Tom C. Shapiro

Erika E. Shapiro

DIANE SHAPIRO ATTORNEY IN FACT

Diane Shapiro
By: Tom C. Shapiro, Attorney in Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy D. Shapiro and Erika E. Shapiro, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 2018.

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tom C. Shapiro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Diane Shapiro and that he is authorized by Diane Shapiro to execute this instrument on her behalf.

WITNESS my hand, at office, this 12th day of July, 2018.

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Notary Public