Bill Garrett Davidson County
Batch# 122510 DEEDWARR
07/31/2018 08:50:30 AM 2 pgs
Fees: $13.00 Taxes: $2,073.57
20180731-0074403

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,424.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF July, 2018

Notary Public

MY COMMISSION EXPIRES: 4-11-2020

(AFFIX SEAL)

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 4-11-2020

MST 2018-0993

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary D. Gray	F&M Bank	105074P00100CO
(NAME)	(NAME)	
532 A Hamilton Ave	10 Cadillac Dr. Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	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/WE, **KAS Venture Investments, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary D. Gray, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, 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 Unit No. A on the Plan of 532 Hamilton Avenue Homes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20171113-0116534, 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 a portion of the same property conveyed to D & J Properties of Tennessee, LLC, a Tennessee limited liability company by Warranty deed from George N. Degerberg of record in Instrument No. 20081002-0100236 Register's Office for Davidson County, Tennessee, dated September 30, 2008 and recorded on October 2, 2008.

Being a portion of the same property conveyed to RKP, LLC, a Tennessee limited liability company by Warranty deed from D & J Properties of Tennessee, LLC, a Tennessee limited liability company of record in Instrument No. 20171019-0107047 Register's Office for Davidson County, Tennessee, dated October 17, 2017 and recorded on October 19, 2017.

Being the same property conveyed to KAS Venture Investments, LLC, a Tennessee limited liability company by Quitclaim deed from RKP, LLC, a Tennessee limited liability company of record in Instrument No. 20180711-0066959 Register's Office for Davidson County, Tennessee, dated July 10, 2018 and recorded on July 11, 2018.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable; Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 1, Page 97, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and

Restrictions of record in Instrument Number 2017113-0116534, Register's Office for Davidson County, Tennessee. By-laws for 532 Hamilton Avenue Homes Corporation of record in Instrument No. 20171113-0116534, Exhibit "C", Register's Office for Davidson County, Tennessee. Restrictive Covenants for detached structure agreement with the Metropolitan Government and Davidson County for gas, electrical and water service, of record in Instrument No. 20180703-0064642, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 532 A Hamilton Ave, Nashville, TN 37203
(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/our hand(s) this 26 DAY OF July, 2018.

KAS Venture Investments, LLC

BY: _____

Keith Schumacher, Sole Member

State of Tennessee
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Keith Schumacher, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of KAS Venture Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that Keith Schumacher, as such Sole member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as himself/herself, as Sole member, of said limited liability company.

Witness my hand and official seal at office, on this the 26 day of July, 2018.

_____
Notary Public

My Commission Expires: 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

True Copy Certification

I, Yvette Meldrum, 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.

_____
Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary Signature
My Commission Expires 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020