Bill Garrett Davidson County
Batch# 122681 DEEDWARR
07/31/2018 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $658.23
20180731-0074654

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $177,900.00

John William Larson

Affiant

Subscribed and sworn to before me, this 27th day of July, 2018.

Notary Public

My commission expires: NOV 0 8 2021

J. ANDREW WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., STE. A
CLARKSVILLE, TN 37043

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John William Larson Jr.	**Bond Mortgage, LLC**	**043100C01400CO**
204 Jenna Lee Circle	**318 Seaboard Lane, 310, Franklin, TN 37067**	
Madison, TN 37115		

FOR AND IN 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 ACKNOWLEDGE, WE,

KVR Homes, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John William Larson Jr., unmarried

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. 14 on the plan of Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20070213-0018434, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to William Russell Hyneman Trustee of the Bailey Trust, William Russell Hyneman Trustee of the Samantha Trust, J. Kevin Hyneman Trustee of the Amanda Trust and J. Kevin Hyneman Trustee of the Rachel Trust, each a 25% undivided interest, by Warranty Deed from Equity Trust Company, Custodian FBO Edward W. Meek IRA, dated July 14, 2016, of record in Instrument No. 20160718-0073844, Register's Office for Davidson County, Tennessee. William Russell Hyneman Trustee of the Bailey Trust, William Russell Hyneman Trustee of the Samantha Trust, J. Kevin Hyneman Trustee of the Amanda Trust and J. Kevin Hyneman Trustee of the Rachel Trust, conveyed interest in subject property to KVR Homes, LLC, dated November 29, 2017, of record in Instrument No. 20180214-0014518, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 204 Jenna Lee Circle, Madison, TN 37115.

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 in 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.

_____ Date:_____
KVR Homes, LLC
By: William R. Hyneman
Its: Member

_____ Date:_____

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **WILLIAM R. HYNEMAN** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the MEMBER of KVR Homes, LLC and that he is authorized by KVR Homes, LLC to execute this instrument on its behalf.

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Witness my hand, at office, this 27 day of July, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 10/7/19

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires: 10-07-2019

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

