Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
M18-0279

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Bill Garrett
Batch# 125954
08/07/2018 11:16:28 AM
Fees: $13.00 Taxes: $266.40

Davidson County
DEEDWARR
2 pgs

20180807-0077567

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 6, 2018

Notary Public
Commission Expires: 3/23/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brandon Richardson 441 Harding Place A-9 Nashville, TN 37211	NEW OWNER	147-03-0A-009.00 CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

CNK, LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Richardson, an unmarried man

HEREINAFTER CALLED THE GRANTEES, HIS 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 A-9 of Harding Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominiums, of record in Plat Book 5200, Pages 571 & 572, said Register's office, for a more complete identification and description of such Unit.

BEING the same property conveyed to CNK, LLC, a Tennessee limited liability company, by Warranty Deed from Volunteer State Bank, dated 1/31/14 and recorded 2/4/14 in Instrument No. 20140204-0009621, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 441 Harding Place, A-9, Nashville, TN 37211

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, his heirs and assigns forever; and we so 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the August 3, 2018.

CNK, LLC

James J. Stevens, Member

Mary Elizabeth Stevens, Member

STATE OF TENNESSEE
COUNTY OF Putnam

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **James J. Stevens and Mary Elizabeth Stevens,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she/they executed the within instrument on behalf of **CNK, LLC** for the purposes therein contained, and who further acknowledged himself/herself/themselve to be the **Members** and being authorized by the board of directors to execute this document on behalf of **CNK, LLC.**

Witness my hand and official seal at Cookeville, Tennessee this 3rd day of August, 2018.

Notary Public
My Commission Expires: 9-21-20

(Notary Seal)

