PREPARED BY & RETURN TO:

CORNERSTONE TITLE OF TENNESSEE LLC
107 W. LYTLE ST.
MURFREESBORO, TN 37130

Bill Garrett Davidson County
Batch# 128837 DEEDWARR
08/14/2018 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $577.20
20180814-0080199

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **CNK, LLC, a Tennessee Limited Liability Company**, has this day bargained and sold and does hereby transfer and convey unto **Eugene Doolittle, Jr, an unmarried man**, his/her/their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

TRACT 16:
Land in Davidson County, Tennessee, being Lot No. 220 on the Plan of Section 3, Haynes Park Subdivision of record in Plat Book 4460, Page 185, amended 5056, page 150 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tax Parcel No 05816010400

Being the same property conveyed to CNK, LLC by Quitclaim Deed from James Stevens (a/k/a James J. Stevens, a/k/a James Joseph Stevens), married, Register's Office for Davidson County, Tennessee, dated 07/24/2014 and recorded 07/28/2014, Reference Instrument No. 20140728-0016530, Register's office for Davidson County, Tennessee.
The above legal description is the same as that contained in the previous deed of record.

Subject To: ANY AND ALL PLATS, EASEMENTS, RESTRICTIONS, AND OTHER MATTERS OF RECORD.

This is improved property located at 3329 Kings Lane, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Eugene Doolittle, Jr, an unmarried man, his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 8TH DAY OF AUGUST, 2018.

CNK, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
James J Stevens, Managing Member

By: _____
Mary Elizabeth Stevens, Managing Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared the within named James J. Stevens and Mary Elizabeth Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the authorized signatories of CNK, LLC, the within named bargainer, a limited liability company, and they as such authorized signatories, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such authorized signatories.

Witness my hand this 8th day of August, 2018.

MORGAN BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES 9-21-20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $156,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 8th day of August, 2018.

My Commission Expires 9-21-20

NOTARY PUBLIC

MORGAN BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

Map & Parcel No.: & 058 16 0 104.00

Name and address of new owner: Send tax bills to:
Eugene Doolittle, JR
765 McMurray Dr, Apt G9, Nashville, TN 37211

True Copy Certification

I, Jamie Mooney, 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 Rutherford

Personally appeared before me, Bianca Stanley notary public for this county and state, Jamie Mooney 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: 2/21/22
Notary' Seal (if on paper)

BIANCA STANLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY