Bill Garrett Davidson County
Batch# 135113 DEEDWARR
08/30/2018 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20180830-0085964

Warranty Deed

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $275,000.00. Affiant Subscribed and sworn to before me, this the 27th day of August, 2018. Notary Public My commission expires: 4/13/22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Logan Dodd Joshua Frigo	CAPSTAR BANK 2002 Richard Jones Nashville, TN 37215	Rd.#300A
2831 Brunswick Drive		060-16-0-048.00
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BEN LAPP, MARRIED*, AND KINGDOM HOMES, LLC, A FLORIDA LIMTED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOGAN DODD AND JOSHUA FRIGO, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 54 on the Map of Capitol View Subdivision of record in Book 974, Pages 52 and 53, 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 the same property conveyed to John E. Richardson and wife, Wilma J. Richardson by Warranty Deed from Harold G. Morrison and wife, Carolyn T. Morrison of record in Book 7086, Page 341, Register's Office for Davidson County, Tennessee, dated December 23, 1986 and recorded on December 30, 1986.

The said John E. Richardson having died on July 03, 1993.Being the same property conveyed to J. Blake Freeman, Trustee by Quitclaim Deed from Wilma J. Richardson, a widow of record in Instrument No. 20071114-0133791, Register's Office for Davidson County, Tennessee, dated November 09, 2007 and recorded on November 14, 2007 and within the same deed the said J. Blake Freeman, Trustee conveyed his interest in the subject property to Wilma J. Richardson, Patricia Curtis and J. Willette Ladnier, as joint tenants with right of survivorship.

The said Wilma J. Richardson died November 14, 2012. The said J. Willette Ladnier died October 05, 2017.Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Patricia Curtis, married of record in Instrument No. 20171106-0113643, Register's Office for Davidson County, Tennessee, dated October 31, 2017 and recorded on November 06, 2017.

Being the same property conveyed to Ben Lapp, individually and Kingdom Homes, LLC by Warranty Deed from Music City Holdings, LLC of record in Instrument No. 20171106-0113644, Register's Office for Davidson County, Tennessee, dated October 31, 2017 and recorded on November 06, 2017 and corrected by Scrivener's Affidavit of record in Instrument No. 20180605-0053979 and Instrument No. 20180606-0054213 and Instrument No. 20180802-0075838.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2831 Brunswick Drive, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of August, 2018.

Ben Lapp

KINGDOM HOMES, LLC, a Florida Limited Liability Company

Luciana Aliaga, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ben Lapp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of August, 2018.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Luciana Aliaga, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Kingdom Homes, LLC, a Florida limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of August, 2018.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

