Karen Y Johnson Davidson County
Batch# 147922 DEEDWARR
10/02/2018 10:41:30 AM 4 pgs
Fees: $23.00 Taxes: $1,578.04
20181002-0097634

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,498.08.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/31/22
(AFFIX SEAL)

EMILY JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-081136

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thomas Kuklish and Kathryn Elaine Kuklish and Thomas P. Kuklish	CapStar Bank	
(NAME)	(NAME)	
2948 Cherrybark Court	2002 Richard Jones Road Ste A300	097-16-0B-008.00-CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY-SIX THOUSAND FOUR HUNDRED NINETY-EIGHT AND 08/100 DOLLARS ($426,498.08), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GRANDVIEW BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS P. KUKLISH, AN UNMARRIED MAN AND THOMAS KUKLISH AND KATHRYN ELAINE KUKLISH, HUSBAND AND WIFE, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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 Lot No. 8 on the Plan of Towering Oaks, Phase 3, of record in Plat at Instrument No. 20170216-0015923, 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 Tenn, Contractors, Inc by Warranty deed from Bruce E. Harp and wife, Richelle L. Harp of record in Instrument No. 20150819-0083398 Register's Office for Davidson County, Tennessee, dated August 13, 2015 and recorded on August 19, 2015.

Being a portion of the same property conveyed to Highland Falls Tennessee, LLC. a Tennessee limited liability company by Special Warranty deed from Tenn, Contractors, Inc, a Tennessee limited liability company of record in Instrument No. 20170323-0028599 Register's Office for Davidson County,

Tennessee, dated March 17, 2017 and recorded on March 23, 2017.

Being a portion of the same property conveyed to SDH Nashville, LLC, a Georgia limited liability company by Quit Claim deed from Highland Falls Tennessee, LLC. a Tennessee limited liability company of record in Instrument No. 20170502-0043029 Register's Office for Davidson County, Tennessee, dated April 27, 2017 and recorded on May 02, 2017.

Being a portion of the same property conveyed to Grandview Building Group, LLC, a Tennessee limited liability company by Special Warranty deed from SDH Nashville, LLC, a Georgia limited liability company of record in Instrument No. 20170906-0091644 Register's Office for Davidson County, Tennessee, dated August 31, 2017 and recorded on September 6, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2948 Cherrybark Court, Hermitage, TN 37076
(House No.) (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 the 28th day of September, 2018

Grandview Building Group, LLC, a Tennessee limited liability company

BY: _____
Wade A. Kincaid, Member

STATE OF TN
COUNTY OF Williamson

On this 28th day of Sept, 2018, before me personally appeared Grandview Building Group, LLC, a Tennessee limited liability company to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 28th day of Sept., 2018

Jon Perry
State of Tennessee Notary Public
Williamson County

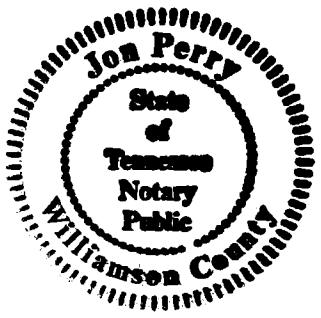
_____
Notary Public
Commission Expires: 10-12-19

STATE OF TN
COUNTY OF Williamson

On this 28th day of September, 2018, before me personally appeared Wade A. Kincaid, a member of Grandview Building Group, LLC, a Tennessee limited liability company, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 28th day of September, 2018.

Notary Public
Commission Expires: 10-12-19



True Copy Certification

I, Jamie Ivey, 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 therewith 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, Emily Jones, a notary public for this county and state, Jamie Ivey, 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: 05/31/2022

