This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181142

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$205,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 27th day of September, 2018.

Notary Public
My Commission Expires: 5/6/19

Karen Y Johnson Davidson County
Batch# 149806 **DEEDWARR**
10/08/2018 11:05:47 AM 3 pgs
Fees: $18.00 Taxes: $758.50

20181008-0099558

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 27th day of September, 2018, among:

CHAD HARVEY AND MARCIE SWEET, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KING KEYSTONE ENTERPRISES, LLC
A Tennessee limited liability company

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 648 on the Plan of Charlotte Park, Section Ten of record in Plat Book 2900, Page 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 648, which is a corner lot, fronts 46.8 feet on the Westerly margin of River Rouge Drive and fronts 120.4 feet on the Southerly margin of Sunliner Drive, said frontages being joined by a curve having a length of 29.5 feet, and extends back 127.3 feet on the Southerly line and 104.5 feet on the broken Westerly line to a point of intersection.

Being the same property conveyed to Chad Harvey and Marcie Sweet, Joint Tenants with Rights of Survivorship and not as tenants in common by Warranty deed from Charlotte James of record in Instrument No. 201806140057409 Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on June 14, 2018. (Value of consideration shown in aforementioned deed $215,000.00.)

Being also known as 613 River Rouge Drive Nashville, Tennessee 37209.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Chad Harvey

Marcie Sweet

State of Tennessee
County of WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Chad Harvey and Marcie Sweet, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: King Keystone Enterprises, LLC
Address: 613 River Rouge Drive
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Attn Dylan Craig
Name: King Keystone Enterprises, LLC
Address: 7690 Sawyer Brown Rd
City, State, Zip: Nashville TN 37221

Tax ID: 090-15-0-013.00