Karen Y Johnson Davidson County
Batch# 155871 DEEDWARR
11/01/2018 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20181101-0108446

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

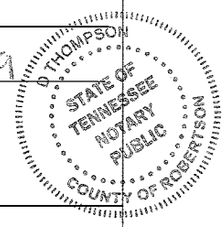
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/10/19
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 18-CD-597

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jordan Kendig and Lauren Kendig	Jordan Kendig and Lauren Kendig	131 06 0 B 031.00 CO
(NAME) 51 Brookhill Circle	(NAME) 51 Brookhill Circle	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Twenty Thousand And No/100 Dollars ($620,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FREEDOM PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JORDAN KENDIG AND LAUREN KENDIG HUSBAND AND WIFE, 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. 31, on the plan of Burton Hills Village of Foxview, Tract 5, a portion of Zone Lot II, as of record in Book 6250, page 564, amended in Book 6626, page 937, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Freedom Properties, LLC, a Tennessee limited liability company, by Warranty Deed, from Music City Holdings, LLC, recorded February 26, 2018, of record in Instrument No. 20180226-0017662, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Music City Holdings, LLC, by Warranty Deed, from Bobby S. Mason, recorded February 26, 2018, of record in Instrument No. 20180226-0017661, Register's Office for Davidson County, Tennessee.

Further previously being the same property conveyed to Bobby S. Mason and wife, Mamie G. Mason, by Quitclaim Deed, from Mamie G. Mason, recorded December 30, 1991, of record in Book 8517, page 728, Register's Office for Davidson County, Tennessee. The said Mamie G. Mason having since died November 24, 2010 and property now vested in Bobby S. Mason, as surviving tenant by the entirety.

Further previously being the same property conveyed to Mamie G. Mason, by Quitclaim Deed, from Bobby S. Mason and wife, Mamie G. Mason, recorded June 28, 1988, of record in Book 7585, page 566, Register's Office for Davidson County, Tennessee.

Further previously being the same property conveyed to Bobby S. Mason and wife, Mamie G. Mason, by Warranty Deed, from Burton Hills Properties, a Kentucky general partnership, recorded February 12, 1986, of record in Book 6781, page 597, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 51 Brookhill Circle, Nashville, TN 37215
(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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 26th day of October, 2018.

Kraig Wall, Member

Kraig Wall, Member

STATE OF TENNESSEE
COUNTY OF WILIAMSON

Before me, Gail Hudson, a Notary Public of said State and County aforesaid, personally appeared Kraig Wall with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Freedom Properties, LLC the within named bargainor, a limited liability company and that he as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Member

Witness my hand and official seal at Williamson County, Tennessee this 26th day of October, 2018.

Commission Expires: _____

Gail Hudson
Notary Public

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

Certificate of Authenticity

I, John W. Bishop, 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 Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)