This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 169182 DEEDWARR
11/30/2018 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,287.23
20181130-0117153

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $347,900.00.

Affiant

Subscribed and sworn before me this the 29th day of November, 2018.

Notary Public
My commission expires: 3/10/2019

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:
GBKA Properties, LLC
719 Douglas Ave. #8
Nashville, TN 37207

Send Tax Bill to:
GBKA Properties LLC
1815 Ridley Blvd, unit 7
Nashville TN 37203

Tax Information:
071-16-0A 018.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DARIN MICHAEL KOSS AND LISA M. KOSS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GBKA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 18, THE FLATS AT HIGHLAND HEIGHTS, a Horizontal Property Regime with Private Elements, established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150203-0010060, as amended at Instrument Nos. 20150609-0054331 and 20151117-0116729, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Darin Michael Koss and Lisa M. Koss, husband and wife. by deed from D223, LLC, dated 05/16/2016, of record in Instrument No. 20160518-0049784, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS MPROVED PROPERTY KNOWN AS 719 Douglas Ave. #8, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Dmk by WJ, AIF
Lmk by WJ, AIF

Witness my hand this the 29th day of November, 2018.

Darin Michael Koss by William Johnson, his Attorney in fact
Darin Michael Koss
By: William Johnson as Attorney-in-Fact

Lisa M. Koss by William Johnson, her attorney in fact
Lisa M. Koss
By: William Johnson as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of November, 2018, before me, the undersigned Notary Public in and for said County and State, personally appeared William Johnson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Darin Michael Koss by Specific POWER OF ATTORNEY dated November 28, 2018, and who acknowledged that he executed the same as the free act and deed of Darin Michael Koss.

Witness my hand and official seal this 29th day of November, 2018.

My commission expires:
9-6-22

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of November, 2018, before me, the undersigned Notary Public in and for said County and State, personally appeared William Johnson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lisa M. Koss by Specific POWER OF ATTORNEY dated November 28, 2018, and who acknowledged that he executed the same as the free act and deed of Lisa M. Koss.

Witness my hand and official seal this 29th day of November, 2018.

My commission expires:
9-6-22

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY