WARRANTY DEED

DANA WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $782,000.00

Lauren Maitage
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2018.

Dana Warsop
Notary Public

MY COMMISSION EXPIRES: 2/27/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Franklin Pike Holding LLC	Franklin Pike Holding LLC	10316008300
(NAME)	(NAME)	
1645 Village Center Circle, Ste 170	1645 Village Center Circle, Ste 170	
(ADDRESS)	(ADDRESS)	
Las Vegas, NV 89134	Las Vegas, NV 89134	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael Dale Warren and Randall Brough, as tenants in common with right of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Franklin Pike Holding LLC**, hereinafter called the GRANTEE(S), their 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 13, on the Plan of Kimpalong Place, of record in Book 547, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Dale Warren and Randall Brough, as tenants in common with the right of survivorship by Warranty Deed from Jeffrey D. Draughn and wife Barbara D. Draughn, dated July 30, 2012 and recorded July 31, 2012 of record in Instrument No. 20120731-0067562, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of record in Plat Book 547, Page 18; (2) Easement recorded in Book 701, Page 315 in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3923 Kimpalong Drive, Nashville, TN 37205
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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,

Karen Y Johnson Davidson County
Batch# 169868 DEEDWARR
12/04/2018 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,893.40
20181204-0118090

our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 3rd day of December, 2018.

Michael Dale Warren

Michael Dale Warren

Randall Brough

Randall Brough

State of Washington DC / CA

County of Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Dale Warren**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of November, 2018.

Thomas Davis

Notary Public:
My Commission Expires: 09-14-2023

THOMAS-M-DAVIS NOTARY PUBLIC DISTRICT OF COLUMBIA EXP. 9-14-23

State of CA
County of Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Randall Brough**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of Nov., 2018.

Notary Public:
My Commission Expires: Jan. 13, 2020

CHARLENE ORTIZ
COMM. #2137122
Notary Public - California
Orange County
My Comm. Expires Jan. 13, 2020

NRO1 NRO1

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

201812040118090

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

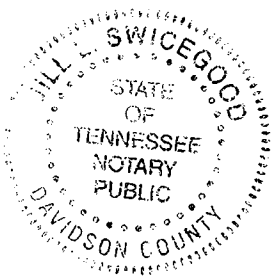
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

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