Karen Y Johnson Davidson County
Batch# 171787 DEEDWARR
12/10/2018 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20181210-0119852

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0928

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Janie Tuyet Do, Anh Ngoc Do, and Minh Do	F&M Bank	Map: #08600003500
(NAME) 4124 Andrew Jackson Pkwy.	(NAME) 50 Franklin Street	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($310,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KIRKLAND E. LARSON, TRUSTEE UNDER THE BKGF PROPERTIES TRUST DATED FEBRUARY 5, 2018,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JANIE TUYET DO, A SINGLE WOMAN, AND ANH NGOC DO, A MARRIED WOMAN AND MINH DO, A MARRIED MAN,

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 the 4th Civil District of Davidson County, Tennessee, described according to a survey made by James L. Murphy, Jr. and Company, May 25, 1961, as follows:

BEGINNING at a point in the westerly margin of Old Hickory Blvd., said point being 629.41 feet north of the intersection of said westerly margin of Old Hickory Blvd. and northwesterly margin of Tennessee Central Railroad; thence north 78 degrees 38' west 583.83 feet to a point in Stoners Creek; thence with said creek north 2 degrees 41' east 110.57 feet; thence south 86 degrees 25' east 593 feet to the westerly margin of Old Hickory Blvd.; thence with the same and around a slight curve having a radius of 1,399.84 feet southerly 190.16 feet to the beginning, containing 2.037 acres more or less.

Being the same property conveyed to Kirkland E. Larson, Trustee under the BKGF Properties Trust dated February 5, 2018, by Quitclaim Deed from Kirkland E. Larson, dated July 16, 2018, of record in Instrument 20180719-0070330, said Register's Office. And being the same property conveyed to Kirkland E. Larson by Successor Trustee's Deed from Catherine H. Gwyn, Successor Trustee, of record in Instrument 20170214-0015413, dated February 14, 2017, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and paid by the Grantors; (2) Sanitary Sewer Easement of record in Book 7346, Page 967, Register's Office for said County; (3) Easement to Cumberland Utility District of record in Book 5649, page 464, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3312, Page 11, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 4124 Andrew Jackson Pkwy., 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 our hands this 6th day of December, 2018.

Kirkland E. Larson, Trustee under the BKGF Properties Trust dated February 5, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kirkland E. Larson, Trustee under the BKGF Properties Trust dated February 5, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee under the BKGF Properties Trust dated February 5, 2018, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of December, 2018.

My commission expires: 5/5/20

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.