WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2018.

Notary Public

COMMISSION EXPIRES: 1-24-22

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Y Johnson Davidson County
Batch# 175158 **DEEDWARR**
12/18/2018 09:56:52 AM 2 pgs
Fees: $13.00 Taxes: $636.40

20181218-0122773

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Grant Khemkhajon Amber Stuntz	SWBC	081-01-0-052
(NAME)	(NAME)	
3011 Doak Avenue	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	San Antonio TX 78214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Bayfront, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grant Khemkhajon and Amber Stuntz, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 a part of Block 5 on the Map of G.T. Sheegog Subdivision at Bordeaux, of record in Book 421, Page 191, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Southerly margin of a 40 foot avenue of Doak Avenue, said point being the Northeasterly corner of the property of Castellarin; thence South 40 and a half degrees West with said Castellarin's Easterly line 571.6 feet to a point; thence South 75 degrees East 47.6 feet to a point; thence North 40 and a half degrees East 555.7 feet to a point in the Southerly margin of a 40 foot avenue; thence in a Westerly direction 42.5 feet to the point of beginning.

Being the same property conveyed to Brian Bequette by Warranty Deed from Justin McCrory, unmarried, filed for record on January 27, 2015 as Instrument No. 20150127-0007598, in the Registers Office of Davidson County, Tennessee.

Being the same property conveyed to Bayfront, LLC, a Tennessee Limited Liability Company by Deed dated February 27, 2018, recorded March 5, 2018, in Instrument Number 20180305-0020674, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3011 Doak Avenue (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37218 (Postal Zip)

File No.: 652-18
Warranty Deed Individual eRec LES rev. 09-2018

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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 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, successors 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 13th day of December, 2018.

Bayfront, LLC, a Tennessee Limited Liability Company

By: _____
Gerald Bequette, Authorized Agent

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Gerald Bequette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to the Authorized Agent of Bayfront, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent, being authorized to do so, executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 13th day of December, 2018.

_____
Robert L. Scruggs
Commission Expires: Leslie Loughlin

