Karen Y Johnson Davidson County
Batch# 180167 DEEDWARR
01/03/2019 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20190103-0000812

WARRANTY DEED

18-CD-714

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

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

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

File No.: 18-CD-714

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
M & L Enterprise, LLC	M & L Enterprise, LLC	071 03 0 129.00
(NAME) 1113 Murfreesboro Rd., Ste 106-310	(NAME) 1113 Murfreesboro Rd., Ste 106-310	
(ADDRESS) Franklin, TN 37064	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Five Thousand And No/100 Dollars ($275,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KACO, LLC QUEEN SERIES, A DELAWARE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M & L ENTERPRISE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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:

Being Lot No. 139 on the plan of the Map of J.B. Haynie's Oriental Subdivision, as of record in Book 161, pages 26 and 27, of the Register's Office for Davidson County, Tennessee. Said Lot No. 139 fronts 100 feet on the northerly side of Queen Street and extends back between parallel lines 140 feet to an alley.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO JACK C. WALLACE AND WIFE, CLAUDINE WALLACE OF RECORD IN BOOK 2956, PAGE 68, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the easterly fifty feet of Lot 139 on the Plan of J.B. Haynie's Oriental Subdivision as of record in Book 161, pages 26 and 27, of the Register's Office for Davidson County, Tennessee. The said lot fronts 50 feet on the northerly side of Queen Street and extends back between parallel lines 140 feet to an alley. This being the easterly half of Lot No. 139.

Being the same property conveyed to KACO, LLC Queen Series, a Delaware limited liability company, by Quitclaim Deed, from Kevin White and wife, Angela White, dated June 26, 2018, recorded July 2, 2018, of record in Instrument No. 20180702-0064060, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Kevin White and Angela White, husband and wife, by Warranty Deed, from Herman T. Richards, Jr. and Sandra K. Gomes, dated March 3, 2016, recorded 20160307-0021615, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 109 Queen Avenue, Nashville, TN 37207
(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 2nd day of January, 2019.

KACO, LLC Queen Series

BY: Kevin White, Manager
Kevin White
Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of January, 2019, before me personally appeared KACO, LLC Queen Series, a Delaware limited liability company to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 2nd day of January, 2019.

Commission Expires: _____

Gail Hudson
Notary Public

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE me, a Notary Public, of the state and county aforesaid, personally appeared Kevin White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of KACO, LLC Queen Series, a Delaware limited liability company, the bargainor, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

WITNESS my hand, at this office, this 2nd day of January, 2019.

Comission Expires: _____

Gail Hudson

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

True Copy Certification

I, **Susan 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.

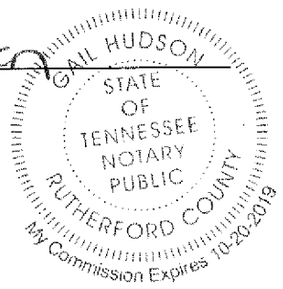
Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Gail Hudson**, a notary public for this county and state, **Susan Jackson** 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: _____

Notary' Seal (if on paper)