WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 182437 DEEDWARR
01/10/2019 12:46:09 PM 2 pgs
Fees: $13.00 Taxes: $499.50

20190110-0002779

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4TH DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/19/19

(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
K&B Property Investors, LLC	K&B Property Investors, LLC	15011019300
(NAME)	(NAME)	
1808 Ashmore Court	1808 Ashmore Court	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Mount Juliet, TN 37122	
(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, I/we **William Allen Basinger and wife, Georgia D. Basinger**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **K&B Property Investors, LLC**, a Tennessee Limited Liability Company, 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 No. 312 on the Plan of Final P.U.D. Plan, Section Four A, Towne Village of the Country, of record in Plat Book 6250, Pages 20 and 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William Allen Basinger and wife, Georgia D. Basinger by Warranty Deed from Jessie Gollihue and husband, William Gollihue, dated 01/17/2007 recorded 01/19/2007, of record in Instrument No. 20070119-0007700, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 6250, Pages 20 and 21, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 6304, Page 985, in the Register's Office for 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 ☒ 520 Spring Garden Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 334332
Warranty Deed TN

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, 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 4th day of January, 2019.

William Allen Basinger

Georgia D. Basinger

State of Kentucky
County of Hancock

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Allen Basinger and Georgia D. Basinger, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of January, 2019.

CHRISTOPHER C. ARNOLD

Notary Public:
My Commission Expires: 07/28/2021

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122