RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811389

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 182870 **DEEDWARR**
01/11/2019 10:58:57 AM 2 pgs
Fees: $13.00 Taxes: $1,239.13

20190111-0003096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2019.

NOTARY PUBLIC

My commission expires: 11/16/22

DAVID P. WEBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kerry Browning Jr and wife, Madalyn Browning 4048 Liberton Way Nolensville, TN 37135	Same address as new owner	187-09-0-A-144.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Four Thousand Nine Hundred and 00/100 Dollars ($334,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KASHANI CONSTRUCTION, LLC**, a Tennessee Limited Liability Company, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MADALYN BROWNING AND KERRY BROWNING, JR.**, wife and husband, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Phase Eight, Burkitt Village, an SP Subdivision, as of record in Instrument No. 20170816-0084229, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kashani Construction, LLC, by Warranty Deed from Kiddsroad, LLC, dated 11/7/2017, recorded 11/8/2017, of record in Instrument No. 20171108-0114915, in the Register's Office for Davidson County, Tennessee.

Being part of the same property previously conveyed to Kiddsroad, LLC by Deed from Y & H Tennessee Partnership, a Tennessee General Partnership, recorded 3/10/2016 in Instrument No. 20160310-0023056 and on 5/9/2016 in Instrument No. 20160509-0045546

The address of the herein described property is believed to be 4048 Liberton Way, Nolensville, TN 37135, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 8th day of January, 2019.

KASHANI CONSTRUCTION, LLC

BY: ROBERT TAEIDKASHANI, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Robert Taiedkashani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Member of Kashani Construction, LLC, the within named bargainor, and that as such he executed the within instrument for the purposes therein contained by signing as Member of Kashani Construction, LLC.

WITNESS my hand and seal, this the 27th day of July, 2018.

DAVID P. WEBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

David Weber
Printed Notary Name

My commission expires: 11/16/22