Karen Johnson Davidson County
Batch# 191452 DEEDWARR
02/04/2019 12:24:30 PM 2 pgs
Fees: $13.00 Taxes: $666.00
20190204-0010371

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of January, 2019

Notary Public

MY COMMISSION EXPIRES: 7/26/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mark Joseph Sunderhaus and Linsey Watkins Sunderhaus	Franklin Synergy Bank	086 06 0 003.00
(NAME)	(NAME)	
4189 Dodson Chapel Rd.	Attn: Mortgage, 722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kardia Enterprises, LLC, a Tennessee Limited Liability Company, a Tennessee Limited Liability Company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mark Joseph Sunderhaus and Linsey Watkins Sunderhaus, husband and wife,** 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 Davidson County, Tennessee, being Lot No. 3 on the Plan of Chapelwood, Section 1 of record in Book 5210, Page 29, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Frank Joseph Verdun, Jr., unmarried by Warranty Deed from Riley Arceneaux and Alice Arceneaux, husband and wife dated April 13, 2015 and recorded April 15, 2015 as Instrument No. 20150415-0033262, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alpine, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Frank Joseph Verdun, Jr., an unmarried man dated April 21, 2016 and recorded May 9, 2016 as Instrument No. 20160509-0045635, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Kardia Enterprises, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Alpine, LLC, a Tennessee Limited Liability Company dated March 30, 2018 and recorded April 6, 2018 as Instrument No. 20180406-0032361, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-1810051FC

FW

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4189 Dodson Chapel Rd., Hermitage, TN 37076

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 28th day of January, 2019

Kardia Enterprises, LLC, a Tennessee Limited Liability Company

BY: _____
Frank Joseph Verdun, Jr.

STATE OF Colorado
COUNTY OF Arapahoe

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Frank Joseph Verdun, Jr.,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and upon his oath acknowledged to be the Sole Member and that such person executed the within instrument for the purposes therein contained by signing on behalf of Kardia Enterprises, LLC, a Tennessee Limited Liability Company.

Witness my hand and official seal, this the 29th of January, 2019.

_____
Notary Public

My Commission Expires:

(SEAL)

BRIAN VICKER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174026527
MY COMMISSION EXPIRES JUNE 23, 2021

File Number: GRN-1810051FC

True Copy Certification

I, Penny Y. Ray, 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, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY