This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $323,150.00.

Affiant

Subscribed and sworn before me this the 15th day of February, 2019.

Notary Public
My commission expires: 11-3-2020

DANIEL AHLBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 196259 **DEEDWARR**
02/19/2019 10:41:09 AM 2 pgs
Fees: $13.00 Taxes: $1,195.66
20190219-0014707

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Scot Fickes	New Owner	142-00-0 061.00
616 Watermark Way		
Franklin, TN 37064		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TKM ENTERPRISES, LLC, a Tennessee limited liability company, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SCOT J. FICKES, SINGLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described according to survey by Campbell, McRae and Associates, dated June 22, 1994, as follows:

Beginning at a point in the north margin of railroad right-of-way being the northwest corner of this tract, and the southeast corner of the Charles Johnson property, described in Book 5892, Page 427; thence with the Johnson line, North 272 feet plus or minus to a point; thence 117 feet east with the boundary of the Westward Winds Subdivision, described in Book 3700, Page 32, to a point; thence South 28 degrees 30 minutes West, 267.8 feet to a point in the north margin of a railroad right-of-way; thence 149 feet West with the northern margin of the railroad right-of-way to the point of beginning.

Being the same property conveyed to TKM Enterprises, LLC, a Tennessee limited liability company, by deed from Music City Holdings, LLC, a Texas limited liability company, dated 10/03/2018, of record in Instrument No. 20181008-0099534, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 332 Bellevue Rd, Nashville, TN 37221.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 15th day of February, 2019.

TKM Enterprises, LLC

By: _____
Todd J. Meucci, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Todd J. Meucci, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the sole member of the within named bargainor, a limited liability company, and that he, as such sole member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Todd J. Meucci as such sole member.

Witness my hand and official seal this 15th day of February, 2019.

My Commission Expires:

9-6-22

_____
Notary Public

