WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Kathryne E Ackell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2019.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/9/23
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Y-C-19-613

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kathryne Ackell and James Malcolm McNair, III	**New Owner**	
(NAME)	(NAME)	**090-15-0-013.00**
613 River Rouge Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 consideration, the receipt of which is hereby acknowledged, **KING KEYSTONE ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHRYNE E. ACKELL, AN UNMARRIED WOMAN AND JAMES MALCOLM MCNAIR, III, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 648 on the Plan of Charlotte Park, Section Ten of record in Plat Book 2900, Page 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 648, which is a corner lot, fronts 46.8 feet on the Westerly margin of River Rouge Drive and fronts 120.4 feet on the Southerly margin of Sunliner Drive, said frontages being joined by a curve having a length of 29.5 feet, and extends back 127.3 feet on the Southerly line and 104.5 feet on the broken Westerly line to a point of intersection.

Also conveyed herewith in is a permanent license on the property of grantor know as Lot 649, Charlotte Park, Section Ten, Register's Office for Davidson County, Tennessee, for the grantee to maintain the present location of the driveway serving the property conveyed herein; provided, however that if the existing driveway is further improved or re-located that grantee agrees to move it to the property herein conveyed and further provided that the license herein granted is non-exclusive.

Being the same property conveyed to King Keystone Enterprises, LLC, a Tennessee Limited Liability Company by Warranty deed from Chad Harvey and Marcie Sweet, Joint tenants with Rights of Survivorship and not as Tenants in Common of record in Instrument No. 20181008-0099558 Register's Office for Davidson County, Tennessee, dated September 27, 2018 and recorded on October 08, 2018.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 78, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3033, Page 638, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **613 River Rouge Dr, Nashville, Tennessee 37209**.

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), their heirs and 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), 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.

Karen Johnson Davidson County
Batch# 210343 DEEDWARR
03/27/2019 09:11:30 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20190327-0027474

Witness my/our hand(s) this the 25th DAY OF MARCH, 2019.

King Keystone Enterprises, LLC, a Tennessee Limited Liability Company

BY: _____
Dylan Craig
Member

BY: _____
Hannah Craig
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DYLAN CRAIG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of KING KEYSTONE ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of March, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HANNAH CRAIG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of KING KEYSTONE ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of March, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212