WARRANTY DEED

Karen Johnson Davidson County
Batch# 212411 **DEEDWARR**
04/01/2019 02:42:46 PM 2 pgs
Fees: $13.00 Taxes: $296.00

20190401-0029260

A-FSB-19-4101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

RYAN TEAGUE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Exp. 02-2

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Kasey Clark King	**New Owner**	
(NAME) **1906 Glen Echo Rd., unit 158664**	(NAME)	**063-08-0N-001.00-CO AND 063-08-0N-002.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, **DESIGN SERVICE GROUP, 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 **KASEY CLARK KING, MARRIED,** 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 Situated in Davidson County, Tennessee, being Units A and B, as established in Declaration of Covenants, Conditions and Restrictions for Homes At Center and Main, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180508-0044150, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Paul Martin and wife, Anita C. Martin by Warranty deed from John R. Head and wife, Shirley R. Head of record in Instrument No. 20030317-0034829 Register's Office for Davidson County, Tennessee, dated March 03, 2003 and recorded on March 17, 2003.

Being a portion of the same property conveyed to Design Service Group, LLC, a Tennessee limited liability company by Warranty deed from Paul Martin and wife, Anita C. Martin of record in Instrument No. 20171101-0112100 Register's Office for Davidson County, Tennessee, dated October 31, 2017 and recorded on November 01, 2017.

Being the same property conveyed to Design Service Group, LLC, a Tennessee limited liability company by Quit Claim deed from Design Service Group, LLC, a Tennessee limited liability company of record in Instrument No. 20180109-0002886 Register's Office for Davidson County, Tennessee, dated January 05, 2018 and recorded on January 09, 2018.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 10882, Page 792, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180508-0044150, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4101 A & B Main St., Old Hickory, Tennessee 37138**.

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.

Witness my/our hand(s) this the 28 DAY OF MARCH, 2019.

Design Service Group, LLC, a Tennessee limited liability company

BY:_____
Jose Vega
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSE VEGA, 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 SOLE MEMBER of DESIGN SERVICE GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of March, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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