Karen Johnson Davidson County
Batch# 216339 DEEDWARR
04/10/2019 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20190410-0032881

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 30, 2019

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Emily Betts
Affiant

Subscribed and sworn to before me, this 10th day of April, 2019.

Notary Public

My commission expires: 9-30-2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sennett Commercial, LLC and Bear Flag, LLC	New owner	**072-02-0-105.00**
3614 Baxter Ave	926 Burchwood Ave	
Nashville, TN 37216	Nashville, TN 37216	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kelley Properties, LLC, a TN limited liability company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sennett Commercial, LLC, a Tennessee limited liability company and Bear Flag, LLC, a Tennessee limited liability company,

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 43 on the Map of Craig's Subdivision of the Crownover Property of record in Plat Book 894, Page 640 and 641, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING a portion of the same property conveyed to Kelley Properties, LLC, a TN limited liability company by Warranty Deed from T.H.T. Realty Company, a TN General Partnership, comprised of Bobby Dale Tidwell and Joel Rex Tidwell and Mary Jane Huffines, Cynthia Mai Schulert, Donna Elizabeth Seigenthaler and Donald Manning Huffines, Jr. and Bobby Dale Tidwell and Joel Rex Tidwell and Mary Jane Huffines and Cynthia Mai Schulert, Donna Elizabeth Seigenthaler and Donald Manning Huffines, Jr., all as individuals of record as Instrument No. 20070709-0081449 Register's Office for Davidson County, Tennessee.

This is improved property known as **3614 Baxter Ave, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey the land and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have not been prorated between the parties herein, and assumed in full by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of April, 2019.

Kelley Properties, LLC, a TN limited liability company

BY: _____
Kenneth A. Kelley
Its: Managing Member/President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kenneth A. Kelley, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member/President of Kelley Properties, LLC, the within named bargainor, a Tennessee limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as the Managing Member/President.

Witness my hand and official seal this 10th day of April, 2019.

_____
Notary Public
My Commission Expires: 9-30-2019

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 30, 2019

Certificate of Authenticity

I, John W. Bishop, 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, Emily Betts, a notary public for this county and state, John W. Bishop 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:

Notary's Seal (If on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020