WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,000.00

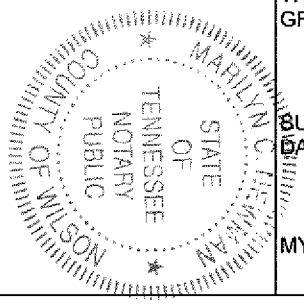
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 05/17/2021

(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
K & B Property Investors, LLC	K & B Property Investors, LLC	136030A07600CO
(NAME) 1808 Ashmore Court	(NAME) 1808 Ashmore Court	Karen Johnson Davidson County Batch# 219792 DEEDWARR 04/18/2019 01:49:30 PM 3 pgs Fees: $18.00 Taxes: $51.80 20190418-0035928
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS) Mount Juliet, TN 37122	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Gene H. Owen Jr., an unmarried man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **K & B Property Investors, LLC**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The following described real estate situate, lying and being in the County Davidson, State of Tennessee, to wit:

A Certain condominium apartment in Nashville, Davidson County, Tennessee, described as follows, to-wit: Townhouse Number 76, Building Number 10, in a Horizontal Property Regime which is located on the Plat of Priest Lake Condominium Townhouses, Phase 1, which is of record in Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which reference in here made.

Being the same property conveyed to Gene H. Owen, Jr., unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. dated April 12, 2013 and recorded April 15, 2013 of record in Instrument No. 20130415-0036980, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 4460, Page 88, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 4651, Page 412, Amendment to Master Deed of record in Book 4979, Page 939, Exhibit III to Master Deed of Priest Lake Park Condominium Townhouse Priest Lake Park Condominium, Inc., By-Laws of record in Book 5083, Page 417, Exhibit IV to Master Deed of Priest Lake Park Condominiums of record in Book 5189, Page 671, Second Amended and Restated Bylaws of record in Book 8115, Page 838, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 4943, Page 692, in the Register's Office for Davidson County, Tennessee; Boundary Plat of record in Book 4460, Page 79, in the Register's Office for Davidson County, Tennessee; Priest Lake Park Condominiums Amended and Restated Rules & Regulations of record in Book 7679, Page 173, Amendment No. 1 of record in Book 8115, Page 849, in

the Register's Office for Davidson County, Tennessee; Priest Lake Park Condominiums, Inc., Amended and Restated Rules and Regulations of record in Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75, Instrument No. 20011025- 0116633, Instrument No. 20050621-0071262, Instrument No. 20060228-0022872, Instrument No.20150709-0066742, Addition to PLPC Rules & Regulations of record in Instrument No. 20161205-0127268, in the Register's Office for Davidson County, Tennessee; Amendment No. 1 to Amended and Restated Bylaws Priest Lake Park Condominium Homeowners Association of record in Book 9089, Page 765, in the Register's Office for Davidson County, Tennessee; Amendment No. 2 to Amended and Restated Bylaws of the Priest Lake Park Condominium Homeowners Association of record in Instrument No. 20050817-0097909, in the Register's Office for Davidson County, Tennessee; Reinstated Homeowners Repair Responsibility List of record in Instrument No. 20060228-0022873, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4000 Anderson Road, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 11th day of April, 2019.

Gene H. Owen Jr.

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gene H. Owen Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public:
My Commission Expires: 5-17-21

MARILYN C. MCNAMARA
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATON

I, Jill Simmons, 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.

Jill Simmons
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Lissa Groom
Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY