Karen Johnson Davidson County
Batch# 220351 DEEDWARR
04/22/2019 03:09:21 PM 2 pgs
Fees: $13.00 Taxes: $814.00
20190422-0036810

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2019.

Notary Public
MY COMMISSION EXPIRES:
File No. G19-4896

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gabrielle Lyons (NAME)	newowner (NAME)	1543
1543 Hudson Road (STREET ADDRESS)	(STREET ADDRESS)	63-1-22
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Kleancor Limited Partnership**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gabrielle Lyons, a married woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in the 11th Civil District Davidson County, Tennessee, being a southwesterly portion of Lot No. 9 on the Plan of Nawakwa Hills Annex, as of record in Book 843, page 64, Register's Office for said County, and being described according to a survey dated April 14, 1968, made by George W. Watkins, Surveyor, as follows:

Beginning at a point in Hudson Lane (now Hudson Road) at the southeast comer of Lot No. 8, said point being 25 feet south of the northerly margin of Hudson Lane; thence with the easterly line of Lot No. 8, north 16 degrees west 313.9 feet to an iron pin in the easterly line of Lot No. 8, thence north 76° 30' east 150.8 feet to an iron pin; thence south 16° east 313.9 feet to a point, said point being 25 feet south of the northerly margin of Hudson Lane; thence south 761/2 degrees west 150.8 feet to the beginning, containing 1 acre, more or less.

Being the same property conveyed to Kleancor Limited Partnership, by deed from Cornelia M. Garvin Revocable Living Trust Agreement dated October 6, 2015, filed of record in Instrument Number 20171120-0119053, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 843, page 64, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8-VRES-19-1543

This is improved property, known as 1543 Hudson Road, Madison, TN 37115.

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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 18th day of April, 2019.

Kleancor Limited Partnership

By: X _____
Carlos Reyes, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Carlos Reyes, General Partner of Kleancor Limited Partnership, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of April, 2019.

_____
Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066