JANICE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$502,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: ~~MAY 3, 2022~~ 11-17-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ASHLEIGH KARNELL	Pinnacle Bank	**104-05-0R-004.00 CO**
(NAME) **538 ACKLEN PARK DR.**	(NAME) 150 3rd Ave. S. Ste. 1000	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS) Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 220770 **DEEDWARR**
04/23/2019 10:06:24 AM 2 pgs
Fees: $13.00 Taxes: $1,857.40

20190423-0037078

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, **WE, VANDY ACKLEN PARK LLC, A FLORIDA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHLEIGH KARNELL, SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A 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. 4, as shown on the map entitled Final Plat, Acklen @ Murphy, of record in Instrument No. 20170925-0098056, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to VANDY ACKLEN PARK LLC, A FLORIDA LIMITED LIABILITY COMPANY, by deed from OSCAR RANDOLPH BATSON, JR., UNMARRIED, of record in Instrument No. 20160518-0049805, dated May 18, 2016, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20170925-0098056; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141120-0106977; By-Laws for the Acklen at Murphy Owner's Association, Inc. of record in Instrument No. 20180716-006888; Easement granted to U.S. Sprint Communications Company by Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument No. 20140114-0003778; Title to that portion of the premises, if any, embraced within the right-of-way of CSX Railroad; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **538 ACKLEN PARK DR., NASHVILLE, TN 37205**
(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 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; 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. 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 hand this 17 day of April, 2019.

VANDY ACKLEN PARK LLC
A Florida Limited Liability Company

Manager
By: PATRICK CHISHOLM, MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **PATRICK CHISHOLM,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Manager of **VANDY ACKLEN PARK LLC,** the within-named bargainor, a Florida Limited Liability Company and that he as such Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **VANDY ACKLEN PARK LLC,** by himself as such Manager.

Witness my hand and official seal at Nashville, Tennessee this 17 day of April, 2019.

My Commission expires: May 2, 2022



Notary Public