Karen Johnson Davidson County
Batch# 226522 DEEDWARR
05/06/2019 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20190506-0042340

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me, this 1 day of May 2019.

Notary Public

My commission expires: 10.7.2019

MICHELLE CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires: 10-07-2019

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Teresa Parker **Alexander Rockwell**	**FIRST COMMUNITY MORTGAGE, INC.**	**14708016100**
4410 Taylor Road	**262 Robert Rose Drive, Ste 200**	
Nashville, TN 37211	**Murfreesboro, TN 37129**	

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 ACKNOWLEDGE, WE,

D&D Kittrell Investments, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Teresa Parker, single person and Alexander Rockwell, single person

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 Davidson County, Tennessee, being further described as follows; to-wit: Beginning at a point in the Easterly margin of Taylor Road, said point being 75 feet Southerly from the Southwest corner of Cheater H. Maxwell's property; thence Easterly and parallel to Maxwell's property; thence Easterly and parallel to Maxwell's property 166.3 feet to a point; thence westerly 163.7 feet to a point in the Easterly margin of Taylor Road; thence Northerly along the Easterly margin of said Taylor Road, 75 feet to the point of beginning. Being the center 1/3 of an acre tract of land in the 5th Civil District of Davidson County approximately 7 miles from Nashville near Nolensville Pike, being part of a 4 acre tract conveyed to Joe Taylor.

Being the same property conveyed to D&D Kittrell Investments, LLC, by Warranty Deed from Music City Holdings, LLC, dated, June 29, 2018, of record in Instrument No. 20180702-0063902, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4410 Taylor Road, Nashville, TN 37211.

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 in 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. 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.

_____ Date: 5/2/19
D&D Kittrell Investments LLC
By: Danny Kittrell Jr.
Its: Member

_____ Date: _____

STATE OF Tennessee

COUNTY OF Montgomery

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **DANNY KITTRELL JR.** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the MEMBER of D&D KITTRELL INVESTMENTS, LLC and that he is authorized by D&D KITTRELL INVESTMENTS, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 2 day of May, 2019.

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 12-20-2019

_____
NOTARY PUBLIC

My Commission Expires: 12/29/19

True Copy Certification

I, Katrina Washam, 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.

Katrina Washam
Signature

State of Tennessee

County of Montgomery

Personally appeared before me, Kevin Criswell, a notary public for this county and state, Katrina Washam 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: 12/29/19
Notary' Seal (if on paper)

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 12-29-2019