Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 232115 **DEEDWARR**
05/20/2019 10:52:53 AM 2 pgs
Fees: $13.00 Taxes: $984.94

20190520-0047206

JM-CMR-19-1121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
KLS Nashville, LLC	**NEW OWNER**	
(NAME)	(NAME)	
1121 & 1123 Tara Ann Court	**PO Box 17571**	**120 13 0 074.00** **120 13 0 088.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Nashville, TN 37217**	
(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 consideration, the receipt of which is hereby acknowledged, **DAVID SCHENKEL AND WIFE, KENDRA SCHENKEL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KLS NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 17A on the Plan of Zone Lot Division of Lots 14, 17, 19 & 21 of Section 3, Seven Oaks Estates of record in Plat Book 5200, Page 760, and Book 6250, Page 599, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 17B on the Plan of Zone Lot Division of Lots 14, 17, 19 & 21 of Section 3, Seven Oaks Estates of record in Plat Book 5200, Page 760, and Book 6250, Page 599 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

DERIVATIONS:

Tract 1:
Being the same property conveyed to David Schenkel and wife, Kendra Schenkel by Warranty deed from Brian Simmons of record in Instrument No. 20140717-0063225 Register's Office for Davidson County, Tennessee, dated July 15, 2014 and recorded on July 17, 2014.
Being also known as 1121 Tara Ann Court Nashville, Tennessee 37217.

Tract 2:
Being the same property conveyed to David Schenkel and wife, Kendra Schenkel by Warranty deed from Brian Simmons of record in Instrument No. 20140717-0063215 Register's Office for Davidson County, Tennessee, dated July 15, 2014 and recorded on July 17, 2014.
Being also known as 1123 Tara Ann Court Nashville, Tennessee 37217.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 5200, Page 760, and Book 6250, Page 599, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6439, Page 266 and Book 6439, Page 285, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6560, Page 150, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5261, Page 798, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1121 & 1123 Tara Ann Court, Nashville, Tennessee 37217**.

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), their heirs and 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), 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/our hand(s) this the 15th DAY OF MAY, 2019.

David Schenkel

Kendra Schenkel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID SCHENKEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENDRA SCHENKEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212