THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190319889**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $208,000.00. Affiant Subscribed and sworn to before me, this 22nd day of May, 2019. Notary Public My Commission Expires:

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 234445 DEEDWARR
05/24/2019 11:55:35 AM 2 pgs
Fees: $13.00 Taxes: $769.60
20190524-0049426

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Babatunde Kevin Carew 1909 28th Avenue North Nashville, TN 37208	New Owner	Tax Parcel ID No. 081-06-0A-016.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CNK, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Babatunde Kevin Carew, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Resubdivision of the Remainder of Lots 4 thru 8 and part of Lot 3 of The Subdivision of the East Part of Lot 10 of the Harding Bosley, Plat Book 547, Page 4 of record in Instrument Number 20030516-0067328 and corrected in Instrument Number 20031014-0151915, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed by Quitclaim Deed from James Stevens (a/k/a James J. Stevens, a/k/a James Joseph Stevens), married to CNK, LLC, a Tennessee limited liability company, as recorded on the 28th day of July, 2014 in Instrument No. 20140728-0066530 and Special Warranty Deed from US Bank, N.A., Successor Trustee to Bank Of America, N.A., as Successor Trustee to Lasalle Bank, N.A., As Trustee For The Holders Of The Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1 to James Stevens, as recorded on the 3rd day of April, 2013 in Instrument No. 20130403-0032833, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument Nos. 20030516-0067328 and 20031014-0151915.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20090430-0039420.

Easement for Right of Way, recorded in Book 1450, Page 514 and Book 5014, Page 27.

Easement for Sewer, recorded in Book 4982, Page 94, Book 4982, Page 98, Book 7675, Page 468 and Book 2638, Page 413.

Easement for Water Mains and Appurtenances, recorded in Book 9027, Page 185 and Book 9027, Page 188.

Easement for Slopes, Drainage and Right of Way, recorded in Book 8320, Page 175.

Conveyance for Open Space recorded at Instrument Nos. 20090521-0046931, 20090521-0046932 and 20090521-0046933.

This is improved property located at 1909 28th Avenue North Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2019.

CNK LLC a Tennessee limited liability company

BY: _____
James J. Stevens, Member

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Putnam)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James J. Stevens, 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 a Member CNK LLC a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 21 day of May 2019.

_____
Notary Public

My Commission Expires: 9-2-20

MORGAN BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY