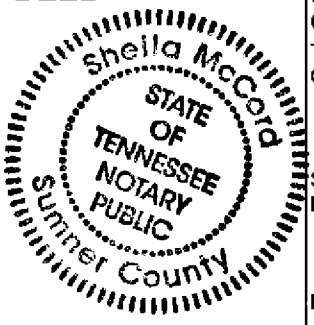
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/1/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steve Rainey	Steve Rainey	136030A07600CO
(NAME) 9039 Lebanon Road	(NAME) 9039 Lebanon Road	Karen Johnson Davidson County Batch# 239359 DEEDWARR 06/05/2019 11:36:30 AM 3 pgs Fees: $18.00 Taxes: $203.50 20190605-0053768
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) Mt. Juliet, TN 37122	
(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 considerations, the receipt of which is hereby acknowledged, I/we **K&B Property Investors, LLC,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Steve Rainey,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain condominium apartment in Nashville, Davidson County, Tennessee, described as follows, towit: Townhouse Number 76, Building Number 10, in a Horizontal Property Regime which is located on the Plat of Priest Lake Condominium Townhouses, Phase 1, which is of record in Book 4460, Page 88, in the Register's Office for Davidson County, Tennessee, to which reference in here made.

Being the same property conveyed to K & B Property Investors, LLC by Warranty Deed from Gene H. Owen, Jr., an unmarried man, filed for record at Instrument Number 20190418-0035928, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 4460, Page 88, in the Register's Office for Davidson County, Tennessee; Boundary Plat of record in Book 4460, Page 79, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 4651, Page 412, Amendment to Master Deed of record in Book 4979, Page 939, Exhibit III to Master Deed of Priest Lake Park Condominium Townhouse Priest Lake Park Condominium, Inc., By-Laws of record in Book 5083, Page 417, Exhibit IV to Master Deed of Priest Lake Park Condominiums of record in Book 5189, Page 671, Second Amended and Restated Bylaws of record in Book 8115, Page 838, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 7679, Page 173, and Amendment recorded in Book 8115, Page 849, Register's Office for Davidson County, Tennessee; Priest Lake Park Condominiums, Inc., Amended and Restated Rules and Regulations of record in Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75, Instrument No. 20011025-0116633, Instrument No. 20050621-0071262, Instrument No. 20060228-0022872, Instrument No.20150709-0066742, Addition to PLPC Rules & Regulations of record in Instrument No. 20161205-0127268, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 4943, Page 692, Register's Office for Davidson County, Tennessee; Rights of others under the terms and conditions contained in the Charter of record in Book 4944,

Page 115, Register's Office for Davidson County, Tennessee; Rights of others under the terms and conditions contained in the Restrictions and By-laws of record in Book 9089, Page 765, Register's Office for Davidson County, Tennessee; Rights of others under the terms and conditions contained in the By-laws of record in Instrument 200508170097909, Register's Office for Davidson County, Tennessee; Rights of others under the terms and conditions contained in the Reinstated Homeowners Repair Responsibility List of record in Instrument 200602280022873, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4000 Anderson Road, Unit 76, Nashville, TN 37217

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 31st day of May, 2019.

K&B Property Investors, LLC

By: _____
Kyle Jarrett, Member

By: _____
Brittney Jarrett, Member

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kyle Jarrett and Brittney Jarrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the Members of K&B Property Investors, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that they being authorized so to do, executed the foregoing instrument for the purpose herein contained,

Witness my hand and Official seal this 31st day of May, 2019.

_____
Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATON

I, Jill Simmons, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY