This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4540

Karen Johnson Davidson County
Batch# 243312 DEEDWARR
06/14/2019 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $267.14
20190614-0057199

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $72,200.00

Affiant

Subscribed and sworn to before me, this the 13th day of June, 2019

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: NOV 0 8 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jwan Kojan 2945 Anderson Rd Nashville TN 37217	New Owner	147-2-B-58.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Investment Grade, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jwan Kojan, a married woman**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. C-120 and the appurtenant interest in the common elements of Caldwell Court Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Caldwell Court Condominiums, of record in Book 6188, page 744, as amended in Instrument No. 20070509-0055551 and in Instrument No. 20071011-0120947, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the Plan of Caldwell Court a Condominium Development attached as Exhibit to said Master Deed, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Caldwell Court Condominiums provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned Plan attached as Exhibit to said Master Deed, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Investment Grade, LLC by Warranty Deed from Sherry Renee Kissell, Suzanne Lee Smith, Virginia Annette Morrison, Yvonne Odette Skeens, Jennifer Renee Dunson and Rodney Wayne Warren,

dated May 23, 2015, recorded June 16, 2015, of record in Instrument No. 20150616-0057085, Register's Office for Davidson County, Tennessee. See also Affidavit of Heirship of record in Instrument No. 20150616-0057078 and in Instrument No. 20150616-0057079, said Register's Office.

This is improved property located at: **550 Harding Place, C-120, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, 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. Whenever used, the singular number 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 13th day of June, 2019.

GRANTOR:

Investment Grade, LLC, a Tennessee limited liability company

By: _____
Thomas C. Kilcrease, Jr., Manager

By: _____
Marilove Kilcrease, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas C. Kilcrease, Jr. and Marilove Kilcrease, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Manager and Member, respectively, of Investment Grade, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of June, 2019.

_____
Notary Public
My Commission expires: NOV 0 8 2021

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

