WARRANTY DEED

Karen Johnson Davidson County
Batch# 253095 DEEDWARR
07/05/2019 11:12:27 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20190705-0065750

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 6, 2022

JM-VRES-19-5025-24T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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)
KKC Development, LLC	**NEW OWNER**	
(NAME)	(NAME)	**131-01D-236.00-CO**
302 Bell Park Drive		
(ADDRESS)	(ADDRESS)	
Woodstock, GA 30188		
(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, **GRANT MICKELSON, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KKC DEVELOPMENT, LLC, A GEORGIA 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:

A certain condominium in Davidson County, Tennessee, being Lot No. 236 aka 24-T and U of Georgetown Apartments as of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit and being further established by the Master Deed of record in Book 5211, Page 325 as amended in Book 5616, Page 133, Book 6079, Page 516 and Instrument No. 20120731-0067332, and as further shown on the Plan to the Master Deed of record 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Grant Mickelson, unmarried by Warranty deed from Veilleux Properties, LLC of record in Instrument No. 20131021-0109342 Register's Office for Davidson County, Tennessee, dated October 02, 2013 and recorded on October 21, 2013.

This conveyance is subject to:

- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Georgetown Apartments of record in Book 5211, Page 325, as amended in Book 5616, Page 133 and Book 6079, Page 516, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4308, Page 575, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for sanitary sewer to the Metropolitan Government of Nashville and Davidson County of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee.
- Easement granted to Metropolitan Government of Nashville and Davidson County of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.
- Grant of Overhead Line Easement of record in Instrument Number 20020122-0008269, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20150505-0040558, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20110620-0047283, 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: **5025 Hillsboro Pk Apt 24T, Nashville, Tennessee 37215**.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 1st DAY OF JULY, 2019.

Grant Mickelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GRANT MICKELSON, 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 1st of July, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212