

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$364,425.00**

Affiant

Subscribed and sworn to before me, this the 10 day of JULY, 2019.

Notary Public

My commission expires: 5-9-2023
(AFFIX SEAL)

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Catherine Gregory	**NEW OWNER**	**092 13 0 492.00**
349 Chamberlin Street		
Nashville, TN 37209		

Karen Johnson Davidson County
Batch# 255163 **DEEDWARR**
07/11/2019 09:09:22 AM 2 pgs
Fees: $13.00 Taxes: $1,348.38
20190711-0067511

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KFM PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CATHERINE GREGORY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Plummer Place Subdivision Resubdivision of Lot 1, Block 27, of record in Instrument No. 20100412-0027618, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KATHLEEN MITTENDORF and KEVIN PEREIRA, wife and husband, by deed from JUSTIN ROGERS and wife, MARIANNA ROGERS, of record in Instrument No. 20110712-0053335, dated July 7, 2011, said Register's Office.

KEVIN PEREIRA conveyed his interest in subject property to KATHLEEN MITTENDORF by quitclaim deed of record in Instrument No. 20150520-0046550, dated April 14, 2015, said Register's Office.

Being the same property conveyed to THOMAS F. MITTENDORF AND DARLA D. MITTENDORF AND KATHLEEN F. MITTENDORF, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by quitclaim deed from KATHLEEN MITTENDORF, UNMARRIED, of record in Instrument No. 20161222-0134535, dated December 21, 2016, said Register's Office.

Being the same property conveyed to KFM PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from KATHLEEN MITTENDORF, UNMARRIED AND THOMAS F. MITTENDORF AND DARLA D. MITTENDORF, HUSBAND AND WIFE, of record in Instrument No. 20180730-0074186, dated July 21, 2018, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 349 Chamberlin Street, Nashville, TN 37209.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 8 day of JULY, 2019.

KFM Properties, LLC
BY: Kathleen F. Mittendorf, Sole Member



State of Washington)
County of Clark)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kathleen F. Mittendorf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Sole Member of KFM Properties, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Sole Member.

Witness my hand, at office, this 8th day of JULY, 2019.

NOTARY PUBLIC
My Commission Expires: 12/01/20