Karen Johnson Davidson County
Batch# 255196 DEEDWARR
07/11/2019 09:39:11 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20190711-0067552

WARRANTY DEED

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 2019.

Notary Public

MY COMMISSION EXPIRES: 6-26-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2019-GTE-112

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
JK Investments, LLC	Same as owner	104-12-0C-311.00
(NAME)	(NAME)	
25026 Las Brisas Road		
(ADDRESS)	(ADDRESS)	
Murrieta CA 92562		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lindsy Stempel, a married woman, f/k/a Lindsy E. Paduch** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **JK Investments, LLC**, a California limited liability company (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

BEING Unit No. 101 on the Horizontal Property Regime for the Villages at Acklen, as created by that certain Master Deed of record in Instrument No. 20051221-0152869 as amended in Instrument No. 20060112-0004705, Register's Office of Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Lindsy E. Paduch from Alliance Development, LLC, by Warranty Deed dated April 13, 2007, of record as Instrument No. 20070413-0044854, Register's Office, Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions (the "**Permitted Exceptions**"):

1. Real property taxes for the year 2019 and subsequent years, a lien not yet due and payable.

2. All matters set forth in the Plan of Subdivision of the Burch Homestead Tract, as recorded in Plat Book 57, Page(s) 149, Register's Office, Davidson County, Tennessee.

3. Conditions, covenants, restrictions, easements and assessments and other provisions contained in that certain Master Deed establishing Villages At Acklen Condominium of record as Instrument No. 20051221-0152869, as amended by instrument(s) of record in Instrument Nos. 20060112-0004705, 20061108-0139002, 20061115-0141802, 20061227-0158825 and 20070621-0074025, Register's Office, Davidson County, Tennessee;

4. Conditions, covenants, restrictions, easements and assessments and other provisions contained in that certain Master Deed establishing VILLAGES AT ACKLEN II Condominium of record in Instrument No. 20060526-0062317, as revoked by instrument of record in Instrument No. 20061108-0139001; Register's Office, Davidson County, Tennessee.

This is improved property located at 2110 Acklen Avenue, 101, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

David Stempel joins in this conveyance to convey any marital interest he may have in the Property, but does not make any representations, warranties or covenants.

[signatures on the following page]

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 10th day of July, 2019.

GRANTOR:

Lindsy Stempel f/k/a Lindsy E. Paduch

David Stempel

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Lindsy Stempel and David Stempel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 10 day of July, 2019.



Notary Public

My Commission Expires: 3/8/2022