THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721766**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,000,000.00. Affiant Subscribed and sworn to before me, this9th day of August, 2019. Notary Public My Commission Expires: _____

Karen Johnson Davidson County
Batch# 271112 DEEDWARR
08/14/2019 09:34:31 AM 2 pgs
Fees: $13.00 Taxes: $7,400.00
20190814-0081031

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

WARRANTY DEED

Address New Owner: Charles A. Kitchen and Shelton P. Kitchen 910 Cadillac Avenue Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132 09 0 081.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan Anthony Miller and Jami A. Miller, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles A. Kitchen and Shelton P. Kitchen, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of SUBDIVISION OF LOTS 27, 28, 36, 37, 38, 39, 40, 41, 42, 43 AND PART OF LOTS 35 AND 44 IN OAK HILL SUBDIVISION NO. 1, of record in Plat Book 547, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan Anthony Miller and Wife, Jami A. Miller, by Quitclaim Deed from 910 Cadillac, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180126-0008183, Register's Office for Davidson County, Tennessee, dated January 03, 2018, and recorded on January 26, 2018.

Being the same property conveyed to 910 Cadillac, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Margaret K. Turner, a widow, of record in Instrument No. 20160714-0072021, Register's Office for Davidson County, Tennessee, dated July 12, 2016, and recorded on July 14, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF LOTS 27, 28, 36, 37, 38, 39, 40, 41, 42, 43 AND PART OF LOTS 35 AND 44 IN OAK HILL SUBDIVISION NO. 1, as recorded in Plat Book 547, Page(s) 52.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 910 Cadillac Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 9th day of August, 2019.

Ryan Anthony Miller

Jami A. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Anthony Miller and Jami A. Miller, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2019.

Notary Public

My Commission Expires: _____

