Karen Johnson Davidson County
Batch# 273562 DEEDWARR
08/19/2019 03:15:30 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20190819-0083056

# 34843

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 34843-05-2019** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $600,000.00.<br>William R. Link<br>Affiant<br>Subscribed and sworn to before me this 15 day of August, 2019.<br>Barbara Kreidel<br>Notary Public<br>My Commission Expires: 7/31/21 |

BARBARA KREIDEL
Notary Public - State of Florida
Commission # GG 09057
My Comm. Expires Jul 31, 2021
Bonded through National Notary Assn.

## WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| KMS Properties, LLC<br>1412 Richland Woods Lane<br>Brentwood, TN 37027 | KMS Properties, LLC<br>1412 Richland Woods Lane<br>Brentwood, TN 37027 | Map and Parcel No.:<br>131 02 0 153 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, **Dorris Link Charles**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KMS Properties, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2048 Castleman Drive, Nashville, TN 37215.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 15 th day of August, 2019.

Dorris Charles by Bill Link Attorney-In-Fact
Dorris Link Charles by Bill Link, her attorney-in-fact

STATE OF Florida

COUNTY OF Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bill Link, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Dorris Link Charles, and he is authorized by Dorris Link Charles to execute this instrument on his behalf.

Witness my hand, at office, this 15 th day of August, 2019.

Barbara Kreidel
Notary Public

My Commission Expires: 7/31/21

BARBARA KREIDEL
Notary Public - State of Florida
Commission # GG 090571
My Comm. Expires Jul 31, 2021
Bonded through National Notary Assn.

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot Nos. 92 & 93 on the Plan of Overton Hills, as of record in plat Book 843, page 66, Register's Office for Davidson County, Tennessee, described according to a survey made by ZJ. Wilkinson, surveyor, May 23, 1938, of record in book 974, page 41, in said Register's Office as follows:

Beginning at the Northeast corner of Castleman Drive and Kirtland Avenue; thence with the easterly margin of Kirtland Avenue, Northwardly 189 feet to the Southwest corner of the property conveyed to R.W. Williams and wife by deed from Loiette Hampton Hume Et Al, of record in Book 1127, page 446, in said Register's Office; thence with said Williams' southerly line Eastwardly 96.45 feet; thence Southwardly 247.5 feet to the Northerly margin of Castleman Drive; thence with said Drive; Westwardly 123.8 feet to the beginning.

Being the same property conveyed to John Clifford Charles and wife, Dorris Link Charles by deed dated June 13, 1941 from Marguerite M. Greene and husband Roy R. Greene, of record in Book 1166, page 486, Register's Office for Davidson County, Tennessee. John Clifford Charles having since died on June 9, 1968 leaving Dorris Link Charles as surviving tenant by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 131 02 0 153 00.
2. All matters appearing on the Plan of record as Book 843, page 66 and Book 974, page 41, Register's Office for Davidson County, Tennessee.

## True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

