WARRANTY DEED

Karen Johnson Davidson County
Batch# 281638 DEEDWARR
09/05/2019 03:45:47 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20190905-0089881

A-KW-19-2224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00..

Caitlin McCutchen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(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)
John McCutchen, Jr. and Caitlin McCutchen	**Mortgage Research Center, LLC dba Veterans United Home Loans**	
(NAME)	(NAME)	**081-02-2E-001.00-CO**
2223A 24th Ave N	**1400 Veterans United Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Columbia, MO 65203**	
(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, **THE KENDRICK GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN MCCUTCHEN, JR. AND CAITLIN MCCUTCHEN, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2223 A and C 24th Ave. N Residences of record as Instrument No. 20171026-0109743 and amended in Instrument No. 20190605-0053543 and being shown on Plat attached thereto as Exhibit "C", 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 a portion of the same property conveyed to Integrity First Development, Group, LLC, a Tennessee Limited Liability Company by Warranty deed from James Montgomery, Jr., a married man of record in Instrument No. 20161201-0126004 Register's Office for Davidson County, Tennessee, dated November 29, 2016 and recorded on December 1, 2016. Also see Quitclaim of record in Instrument No. 20170516-0048480 recorded on May 16, 2017 for purposes of re-establishing original lot lines.

Being a portion of the same property conveyed to The Kendrick Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Integrity First Development, Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170719-0072670 Register's Office for Davidson County, Tennessee, dated July 14, 2017 and recorded on July 19, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 81, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20171026-0109743 and amended in Instrument No. 20190605-0053543, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20171101-0111927, in the Register's Office for Davidson County, Tennessee.
- Agreement for Shared Driveway of record in Instrument Number 20171026-0109754, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Drainage of record in Book 4070, Page 664, in the Register's Office for Davidson County, Tennessee.
- Right Of Way of 24th Avenue North, aka Dudley Avenue and an alley.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2223A 24th Ave N, Nashville, Tennessee 37208**.

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 3 DAY OF SEPTEMBER, 2019.

The Kendrick Group, LLC, a Tennessee Limited Liability Company

BY: _____

Philip W. Kendrick
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIP W. KENDRICK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of THE KENDRICK GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of September, 2019.

_____
Notary Public
My Commission Expires: _____
(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