Karen Johnson Davidson County
Batch# 286584 DEEDWARR
09/16/2019 04:12:30 PM 2 pgs
Fees: $13.00 Taxes: $734.08
20190916-0093837

PREPARED BY (AND RETURN TO):

286-19

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60646
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Barbara G. Hutton 21 Vaughns Gap Road #37C Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 129150A03700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$198,400.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **K M F Investments, LLC**, a limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara G. Hutton, unmarried woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 37 of Belle Meade Highlands Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan which is Exhibit "A 2" to the Master Deed of record in Book 7091, page 302, Register's Office for said County, to which source reference is herby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to KMF Investments, LLC by Warranty Deed from Brian Glenn Foster and Mary Foster, husband and wife, dated December 30, 2015 and recorded on January 7, 2016, of record in Inst No. 20160107-0001519, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record as shown on the Plan which is Exhibit "A 2" to the Master Deed of record in Book 7091, page 302, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 7091, page 302, Inst. No. 20071025-0126213, Inst. No. 20080424-0042111, Inst. No. 20150520-0046377, Inst. No. 20150818-0083106, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Belle Meade Highland Condominium Association, Inc., of record in Book 7102, page 223, said Register's Office; Temporary Easement Agreement of record in Book 11000, page 273, said Register's Office

This is improved property, known as 21 Vaughns Gap Road, # 37C, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of September, 2019.

KMF Investments, LLC

By: _____

Karl M. Frisch, sole member and Chief Manager

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Karl M. Frisch** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **sole member and Chief Manager** (or other officer authorized to execute this instrument) of **K M F Investments, LLC**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the limited liability company as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 16th day of September, 2019.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

_____
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $198,400.00.

_____
Affiant

Sworn and subscribed before me this 16th day of September, 2019.

My Commission Expires: _____

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

_____
Notary

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

_____
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

_____
Notary Signature

My Commission Expires: September 7, 2020