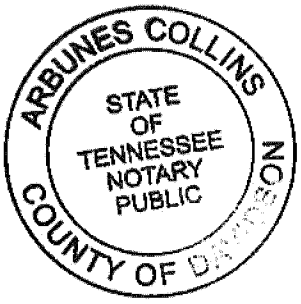
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 day of November, 2019

Notary Public

MY COMMISSION EXPIRES: 1-4-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
KEM Investments LLC	KEM Investments LLC	128 00 0 108.00
(NAME)	(NAME)	
7719 Sawyer Brown Road	7719 Sawyer Brown Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 319089 DEEDWARR
11/25/2019 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20191125-0121685

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Matthew Jones**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KEM Investments LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

All that certain real property in the County of Davidson, State of Tennessee, described as follows: A tract of land in the 8th Civil District of Davidson County, Tennessee, being part of a 112-one half acre tract as shown on the plan of record in Plan Book 2, Page 165, Chancery Court at Nashville and being shown as Lot No. 8 on a survey made by Wayne S. Cooper, Sr., Surveyor, April 17, 1968, as follows: Beginning at a spike in the center of Sawyer Brown Road at a point North 1 deg. 36 minutes east 47.3 feet and North 9 deg. 52 minutes east 278.7 feet from the Northeast corner of the property conveyed to Robert A. Hill and wife, by deed from C.E. Francis and wife of record in Book 4243, Page 264, Registers Office for said County being the corner of tracts 8 and 9; thence with the line between said two tracts North 74 deg. 56 minutes West 799.18 feet to an iron pin in the easterly right of way of interstate I-40; thence with said right-of-way line north 17 deg. 36 minutes east 162.40 feet to the corner of tract 7 and 8; thence with the line between said two tracts, south 74 deg. 58 minutes east 797.78 feet to the center of Sawyer Brown Road; thence the center of said road south 18 deg. 16 minutes west 140.4 feet and continuing with the center of said road south 9 deg. 52 minutes west 22.6 feet to the beginning, containing 3.02 acres, more or less.

Being the same property conveyed to Ted Bass Jones and Patricia H. Jones, husband and wife by Warranty Deed from Mizgeen M. Zebari and wife, Amena F. Zebari dated November 27, 2013 and recorded December 3, 2013 as Instrument No. 20131203-0122891, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ted Bass Jones, a widower by Quit Claim Deed from Ted Bass Jones, surviving spouse of Patricia H. Jones, deceased dated November 17, 2015 and recorded February 1, 2016 as Instrument No. 20160201-0009190, in said Register's Office for Davidson County, Tennessee.

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Being the same property conveyed to New American Funding by Substitute Trustee's Deed from Shapiro & Ingle, LLP, as Substitute Trustee dated March 6, 2019 and recorded March 7, 2019 as Instrument No. 20190307-0021065, pursuant to a foreclosed Deed of Trust dated July 25, 2016 recorded August 2, 2016 as Instrument No. 20160802-0079693 by Ted Bass Jones, a widower, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Matthew Jones by Special Warranty Deed from New American Funding dated April 30, 2019 and recorded June 5, 2019 as Instrument No. 20190605-0053918, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7719 Sawyer Brown Road, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 22 day of November 2019

Matthew Jones

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Matthew Jones, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of November, 2019.

Notary Public

My Commission Expires: 1-4-21

(SEAL)

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: MFR-1912121FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)