THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123591**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $620,751.00 Affiant Subscribed and sworn to before me, this 12th day of December, 2019. Notary Public My Commission Expires:

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

Karen Johnson Davidson County
Batch# 331362 DEEDWARR
12/18/2019 09:27:34 AM 2 pgs
Fees: $13.00 Taxes: $2,296.78

20191218-0130462

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brenton Jacob Kenkel and Brooke Jean Hamilton 409 Greenway Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 104-05-0-088.00

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, **John C. L. Darby Holdings III, L.P., a Georgia Limited Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brenton Jacob Kenkel and Brooke Jean Hamilton, husband and wife**, ("Grantees"), their 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(s) 31, as shown on the map entitled Map of Hardison and Young's Lots in West End Park being Subdivision of Lots 41, 42, 43, 44, 45, 46, 47 and 48 of Original Plan of West End Park, of record in Plat Book 421, page 190, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN C. L. DARBY HOLDINGS III, L.P., by deed from JILL KING, of record in Instrument No. 20150805-0077868, dated August 4, 2015, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 104-05-0-088.00.

Matters shown on the Plan of record in Plat Book 421, page 190, said Register's Office.

This is improved property located at 409 Greenway Avenue Nashville TN 37205

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 12th day of December, 2019.

John C. L. Darby Holdings III, L.P.

By: John C. L. Darby Management, LLC, General Partner

By: John C. L. Darby, Manager

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

Before me, the undersigned, of the State and County aforesaid, personally appeared John C. L. Darby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of John C. L. Darby Management, LLC, General Partner of John C. L. Darby Holdings III, L.P., the within named bargainor, and that he as such manager has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid manager.

Witness my hand, at office, this 12th day of December, 2019.

Notary Public

My Commission Expires: 6/3/2024

DEBRAH BLEVINS
Notary Public, State of South Carolina
My Commission Expires 6/3/2024