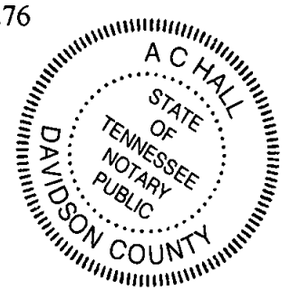
Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-3276



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $406,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of December, 2019

Notary Public

Commission Expires: 5-2-22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dustin John Pitts 912 Burchwood Avenue Nashville, TN 37216	CapStar Bank 2002 Richard Jones Rd Suite 300A Nashville, TN 37215	072-09-0-113.00

Karen Johnson Davidson County
Batch# 332333 DEEDWARR
12/19/2019 09:48:41 AM 2 pgs
Fees: $13.00 Taxes: $1,503.68

20191219-0130940

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

R.S. Kaiser Nashville, LLC, a Michigan limited liability company LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dustin John Pitts

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:

Land in Davidson County, Tennessee, being Lot No. 53 and the Westerly 1/2 of Lot No. 52 on the Map of Burchwood Place Extended Subdivision, of record in Plat Book 843, Page 101 in the Register's Office for Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front together 111 feet on the Southerly side of Burchwood Avenue and run back between parallel lines 139 feet, more or less, to a dead line on which they measure 112.5 feet, more or less.

Being the same property conveyed to Shauna Miller, unmarried by Warranty deed from Chris Wallin and wife, Camille Wallin of record in Instrument No. 20121130-0110113 Register's Office for Davidson County, Tennessee, dated November 27, 2012 and recorded on November 30, 2012.
Being the same property conveyed to R.S. Kaiser Nashville, LLC, a Michigan limited liability company by Warranty deed from Shauna Miller, married of record in Instrument No. 20181207-0119706 Register's Office for Davidson County, Tennessee, dated December 06, 2018 and recorded on December 07, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 912 Burchwood Avenue, Nashville, TN 37216

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of December, 2019.

R.S. Kaiser Nashville, LLC, a Michigan limited liability company LLC

By: _____
Sasha Qualkenbush, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared **Sasha Qualkenbush** with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged herself to be the **Authorized Agent of R.S. Kaiser Nashville, LLC, a Michigan limited liability company LLC** and that she as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of December, 2019.

_____
Notary Public
My Commission Expires: 5-2-22

(Notary Seal)

