Karen Johnson Davidson County
Batch# 332465 DEEDWARR
12/19/2019 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $3,429.16
20191219-0131103

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Birthright Title Agency
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072
BTA# 2019111210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Daniel King 1406 Woodmont Blvd. Nashville, TN 37215	Daniel King C/O Quicken Loans Inc. 1050 Woodward Avenue Detroit, MI 48226	117-12-0Z-001.00-CO

WARRANTY DEED

THIS INDENTURE, made this 18th day of December, 2019 between **SQFT BUILDER, LLC**, a Tennessee limited liability company with its principal place of business in Williamson County, Tennessee ("Grantor") and **DANIEL KING, A SINGLE MAN**, residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

A CERTAIN townhome located in Davidson County, Tennessee, being Unit No. A of 1408 Woodmont Blvd Townhomes, a Horizontal Property Regime With Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1408 Woodmont Blvd Townhomes of record in Instrument Number 20171113-0116310, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Declaration.

BEING PART of the same property conveyed to SQFT Builder LLC by Warranty Deed from Henry J. Abbott of record in Instrument No. 20171003-0101201 in the Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 03, 2017.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

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 hereunder set Grantor's hand and seal as of the date first recited above.

SQFT BUILDER, LLC

BY: _____
KHALID KAMAL, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public of the state and county aforementioned, Khalid Kamal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Member of Sqft Builder, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that as such Member executed the within instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Member.

Witness my hand and seal, this18th day of December, 2019.

_____
Notary Public

My commission expires: 7/9/2021

DANIEL L. WISCHHOF NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$926,800.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Conlyn S Priest
Affiant/Grantee

Subscribed and sworn to before me this 18th day of December, 2019.

_____
Notary Public
My commission expires: 715121

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

True Copy Certification

I, Steve Berneman 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, Sondra Mounger a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021