WARRANTY DEED

19-CD-754

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00.

Leslie McCallum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2020.

Gail Dornan
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 338669 DEEDWARR
01/06/2020 08:25:37 AM 2 pgs
Fees: $13.00 Taxes: $921.30
20200106-0001214

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 19-CD-754

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tony Gregory	Tony Gregory	Tax Map and Parcel ID: 033 03 0B 113.00 00CO
(NAME) 1371 Rozella Way	(NAME) 1371 Rozella Way	
(ADDRESS) Gallatin, TN 37066	(ADDRESS) Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Forty-Nine Thousand And No/100 Dollars ($249,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KEVIN WHITE, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TONY GREGORY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 24, on the Plan of Final Plat of Dry Creek Farms, Phase 3, of record in Plat at Instrument No. 20070221-0021236, as corrected in Instrument No. 20070411-0043542, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Kevin White, by Quitclaim Deed, from Kaco, LLC Ivy Hill Series, a Delaware limited liability company, dated May 28, 2019, recorded May 29, 2019, of record in Instrument No. 20190529-0050566, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Kaco, LLC Ivy Hill Series, a Delaware limited liability company, by Warranty Deed, from Edna L. Ahiatsi, an unmarried woman, for a consideration value of

$162,000.00, dated September 7, 2018, recorded September 11, 2018, of record in Instrument No. 20180911-0090072, Register's Office for Davidson County, Tennessee.

Further previously being the same property conveyed to Edna L. Ahiatsi, an unmarried woman, by Warranty Deed, from Doris D. Hicks, unmarried, dated November 20, 2009, recorded November 23, 2009, of record in Instrument No. 20091123-0107248, Register's Office for Davidson County, Tennessee.

The above property has never been the marital residence of the grantor.

unimproved ☐
This is improved ☒ property, known as 148 Ivy Hill Lane, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 3rd day of January, 2020.

Kevin White

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of January, 2020, before me personally appeared Kevin White to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 3rd day of January, 2020.

Commission Expires: _____

Notary Public

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023