Karen Johnson Davidson County
Batch# 342080 DEEDWARR
01/13/2020 09:21:06 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20200113-0004095

WARRANTY DEED

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$450,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|8th DAY OF January,2020.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: My Commission Expires
| (AFFIX SEAL) January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 051
Graycroft Developments LLC C/O Ting Chang 5221 Heathrow Hills Drive Brentwood TN 37027	Same	GROUP 06 0 PARCEL 033.00

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, we,

Jeff Kendig, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Graycroft Developments LLC., a Tennessee Limited Liability Company

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 the 11th Civil District of Davidson County, Tennessee and being part of Lot No. 8 on the Plan of Oakland Acres, Section 6, as of record in Book 2330, Page 97, Register's Office for Davidson County, Tennessee and more particularly described according to a survey by J. Bruce Rainey, Surveyor # 823, Job No. 970180, as follows:

Beginning at an iron pin set on the westerly margin of Graycroft Avenue, said point of beginning being the northeast corner of this tract and also being the southeast corner of Lot No. 9 on said Plan of Oakland Acres, Section 6; thence with the margin of the said Graycroft Avenue, South 11 degrees 44 minutes 21 seconds West 70.10 feet to an iron pin set this survey; thence with a curve to the right having a radius of 700.13 feet and a long chord of 95.08 feet, said chord having a bearing of South 15 degrees 29 minutes 19 seconds West a distance along the curve of 95.15 feet to an iron pin set this survey; thence leaving the margin of Graycroft Avenue and with the line of Lot No. 7 of said Oakland Acres, Section 6, North 71 degrees 36 minutes 55 seconds West 111.20 feet to an iron pin set; thence continuing with the same, North 79 degrees 17 minutes 08 seconds West 148.20 feet to an iron pin set on the easterly margin of Briarville Road; thence with the margin of Briarville Road; thence with the margin of Briarville Road, North 11 degrees 15 minutes 31 seconds East 150.00 feet to an iron pin set this survey; thence leaving the margin of Briarville Road and with the line of said Lot No. 9 on the Plan of Oakland Acres, Sec. 6, South 79 degrees 17 minutes 08 seconds East 266.15 feet to the point of beginning containing 40,547 square feet, more or less.

Being the same property conveyed to JEFF KENDIG by deed from HF DENTAL MANAGEMENT, INC, A TENNESSEE CORPORATION, dated August 14, 2019, of record in Instrument No. 20190815-0081545, said Register's Office.

Also, being the same property conveyed to JEFF KENDIG by deed from HARRY FELDER, JR. AND WIFE, VALERIE L. FELDER, dated August 14, 2019, of record in Instrument No. 20190815-0081546, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1208 South Graycroft Avenue, Madison, Tennessee 37115.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my hand and official seal at office this 8th day of January, 2020.

Jeff Kendig

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jeff Kendig, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of January, 2020.

NOTARY PUBLIC

My Commission Expires

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027