RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 357694 DEEDWARR
02/13/2020 09:11:37 AM 3 pgs
Fees: $18.00 Taxes: $1,632.07

20200213-0016513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,100.00

Alexis Chg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2020.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kennisis Group, LLC	SAME	Parcel ID: 082 15 0A 002.00
(NAME) 321 Billingsley Court, Suite 21	(NAME)	
(ADDRESS) Franklin, TN 37067	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Chyrl Ann Mosley-Mann, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kennisis Group, LLC, a 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:

Being Unit No. 102 and Parking Space 79 and 80, Storage Unit 3G, of 5th and Main Condominiums, a Condominium 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 Master Deed establishing 5th and Main Condominium of record in Instrument Number 20060630-0078751, as amended in Instrument Nos 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032, 20140804-0069914, and 20161222-0134731 in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Gina Renee Cantrell, unmarried and John Daniel Richardson, unmarried as tenants in common with the right of survivorship by Special Warranty Deed from VTH 5th and Main, LLC, a Delaware limited liability company dated April 10, 2012 and recorded April 13, 2012 as Instrument No. 20120413-0031480, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gina Renee Cantrell, unmarried by Quit Claim Deed from Gina Renee Cantrell, unmarried and John Daniel Richardson, unmarried as Tenants in Common with Rights of Survivorship dated November 9, 2012 and recorded November 19, 2012, as Instrument Number 20121119-0106611, in said Register's Office for Davidson County, Tennessee. *Scrivener's Affidavit recorded in 201802260017993, in said Register's Office for Davidson County, Tennessee.*

Further, being the same property conveyed to Chyrl Ann Mosley-Mann, a single woman by Warranty Deed from Gina Renee Cantrell Haselden, married dated February 28, 2018 and recorded March 01, 2018 as Instrument No. 20180301-0019440, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2115 Yeaman Pl., Unit 102, Nashville, TN 37206

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 our hands this 11th day of February, 2020.

Chyrl Ann Mosley-Mann

STATE OF TENNESSEE

COUNTY DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Chyrl Ann Mosley-Mann, a single woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of February, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

