WARRANTY DEED

Karen Johnson Davidson County
Batch# 358768 DEEDWARR
02/14/2020 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $895.40
20200214-0017266

File No. TE0006283

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00.

Elaine L. Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-4-22

(AFFIX SEAL)

KAREN MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandon Shannon Lipps and Brooklynn Paige Lipps, husband and wife	SWBC	
(NAME) 4311 Burrus Street	(NAME) 9311 San Pedro #100	061-07-0-211.00
(ADDRESS) Nashville, TN, 37216	(ADDRESS) San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **KP Capital 4 LLC, a Tennessee limited liability company, (Incorrectly referred to as KP Captial 4 LLC in previous deed)** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Shannon Lipps and Brooklynn Paige Lipps, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. 1

Land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 69 on the Map of I.C. McMahan' s Subdivision of the Maplewood Tract, as of record in Book 547, Page 78, Register's Office for said County, and described as follows:

Beginning at a point in the Westerly margin of Richland Street, 182.5 feet South of the South margin of Maplewood Road; thence Westerly parallel to the South margin of said Maplewood Road, 250 feet to a point; thence South 1 degree West 61.5 feet, more or less, to a point which is 75 feet North of the common line between Lots 69 and 44; thence Easterly 250 feet, more or less, to the Westerly margin of Richland Street; thence with the margin of the same Northerly 50 feet to the beginning.

TRACT NO. 2

Land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 69 on the Map of I.C. McMahan's Subdivision of the Maplewood Lands, as of record in Book 547, Page 78, Register's Office for said County, described as follows:

Beginning at a point in the Westerly margin of Burros Street (formerly Richland Street) said point being 125 feet, more or less, Northerly along said street from the common corner between Lot No. 44 and 69 on the Plan of I.C. McMahan's Subdivision of the Maplewood Lands; thence in a Westerly direction, 250.1 feet, more or less, to a point; thence Northerly 5 feet, more or less, to an iron pin the Southwesterly margin of the property conveyed to Billy Wayne Dorris and wife, Linda Gail Dorris, by deed of record in Book 4484, Page 755, said Register's Office; thence Easterly 250 feet to the Westerly margin of Burrus Street; thence along said street in a Southerly direction 12.5 feet, more or less, to the beginning.

Being the same property conveyed to KP Capital 4 LLC, a Tennessee limited liability company by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20190513-0044373 Register's Office for Davidson County, Tennessee, dated May 07, 2019 and recorded on May 13, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4311 Burrus Street, Nashville, TN 37216

(House Number)	(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.

Witness my hand this 13th day of February, 2020.

KP Capital 4 LLC

By: Richard Peoples, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Richard Peoples, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of KP Capital 4 LLC, a Tennessee LLC, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Member.

Witness my hand this 13th day of February, 2020.

Notary Public

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

RETURN RECORDED DOCUMENTS TO:

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY