Karen Johnson Davidson County
Batch# 368208 DEEDWARR
03/05/2020 03:17:44 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20200305-0025121

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Kate Martin
6316 Sweetgum Lane
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
F&M BANK
50 FRANKLIN STREET
CLARKSVILLE, TN 37040

MAP 155
GROUP 08 0B
PARCEL 028.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mitch Kinder Development, LLC, a Missouri Limited Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Kathryn Martin, an unmarried woman and Erik Walter Thompson, an unmarried man as tenants in common with the right of survivorship**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 28, on the Plan of Subdivision of Phase I of South Colony at Riverbend, or record in Book 6900, page 271, said Register's office, to which reference is hereby made for a more complete at accurate legal description.

Being the same property conveyed to Mitch Kinder Development, LLC, by Quitclaim from Robbin Hill and husband, Eric Pittarelli and Candice Lynn Hill, unmarried, dated June 27, 2018 and filed of record in Instrument No. 20180709-0066152, in the Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2020 taxes and subsequent years.
2. Matters shown on the recorded plat of the Plan of Subdivision of Phase I of South Colony at Riverbend, of record in Book 6900, page 271, said Register's Office.
3. Restrictive Covenants contained in instrument of record Book 5349, page 921, Book 5896, page 257, Book 6474, page 354, Book 6486, page 588, Book 7199, page 119Book 7781, page 645, Book 9792, page 20, said Register's Office.
4. Charter of Homeowners Association of record Book 8748, page 816,By-Laws at Book 7199, page 135, Book 9792, page 24, of said Register's Office.
5. Common Area of record Book 7781,page 637, of said Register's Office.
6. Subject to Easement for Harpeth Valley Utility District at Book 6613, page 536, of said Register's Office.
7. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 6316 Sweetgum Lane, Nashville, Tennessee 37221.

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 Kate Martin and Erik Thompson, wife and husband, their heirs and assigns, forever, and, GRANTOR does

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: _____

in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 the 19th day of February, 2020.

Mitch Kinder Development, LLC, a Missouri Limited Liability Company

_____, Member
By: David Mitch Kinder, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **David Mitch Kinder,** 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 **Mitch Kinder Development, LLC, a Missouri Limited Liability Company,** the within named bargainor **David Mitch Kinder**, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the as such Member.

WITNESS my hand and official seal at office this 19th day of February, 2020.

_____
NOTARY PUBLIC
My Commission Expires: My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $400,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 19th day of February, 2020.

_____
NOTARY PUBLIC
My Commission Expires: 2/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires