File 32970-8

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 379576 **DEEDWARR**
03/31/2020 08:26:04 AM 2 pgs
Fees: $13.00 Taxes: $1,428.20

20200331-0034192

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/6/23
(AFFIX SEAL)

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William H. Harris, IV	F & M Bank	Parcel ID: 081 03 2A 002.00
(NAME) 1022 B Kellow Street	(NAME) 50 Franklin Street	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Clarksville, TN 37040	
(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, **Landon S. Young and Alyson J. Kunsman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William H. Harris, IV, a single man**, 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 Davidson County, Tennessee, being Unit B, 1022 Kellow Street Townhomes, a Horizontal Property Regime with Private Elements, as established by declaration of record in Instrument No. 20170607-0057199, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to InvestSouth, LLC, a Tennessee Limited Liability Company by Warranty Deed from Monica Breedlove, unmarried dated April 28, 2017 and recorded May 02, 2017 as Instrument No. 20170502-0043141, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Landon S. Young, unmarried, and Alyson J. Kunsman, unmarried, as joint tenants with rights of survivorship by Warranty Deed from InvestSouth, LLC, a Tennessee Limited Liability Company dated March 05, 2018 and recorded March 06, 2018 as Instrument No. 20180306-0021022, 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 1022 B Kellow Street, Nashville, TN 37208

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 27 day of March, 2020

Landon S. Young

Alyson J. Kunsman

STATE OF TENNESSEE South Carolina

COUNTY OF Charleston

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Landon S. Young and Alyson J. Kunsman, 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 27th of March, 2020.

Notary Public

My Commission Expires: 12-03-2024

(SEAL)

SARAH JANE SCHRODETZKI
Notary Public, South Carolina
My Commission Expires
December 03, 2024