Karen Johnson Davidson County
Batch# 381949 DEEDWARR
04/06/2020 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $7,710.80
20200406-0036255

#35329

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200224961

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,084,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of April, 2020.

Notary Public
My Commission Expires: October 2, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth Gay MacGaw and Scott M. MacGaw 618 Royal Oaks Place Belle Meade TN 37205	New Owner 618 Royal Oaks Place Belle Meade, TN 37205	Tax Parcel ID No. 13003006400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **3910 Kimpalong, LLC., a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Gay MacGaw and Scott M. MacGaw, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being Lot No. 4 on the Plan of the Resubdivision of Royal Oaks, Royal Oaks Avenue Section, Section "A", as of record in Book 1424, Page 28, Register's Office for said County.

Said Lot No. 4, Section "A" fronts 100.13 feet on the Easterly side of Royal Oaks Place and extends back 263.1 feet on the Northerly line and 248.5 feet on the Southerly line to a dead line in the rear, measuring 101.2 feet thereon.

Being the same property conveyed to 3910 Kimpalong, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Gail Smith Bradford, as Executrix of the Estate of Marshal L. Hix, in Instrument No. 20180511-0045362, in the Register's Office of Davidson County, Tennessee, dated May 11, 2018 and recorded on May 11, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2020 and thereafter, not yet due and payable.

City of BELLE MEADE taxes for the year 2020 and thereafter, for tax parcel identification number 13003006400, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Royal Oaks, Royal Oaks Avenue Section, Section "A", as recorded in Plat Book 1424, Page(s) 28.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1539, Page 333 and Book 3877, Page 494.

Easement recorded in Book 5787, Page 314.

This is improved property located at 618 Royal Oaks Place Belle Meade TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2020.

3910 Kimpalong, LLC.

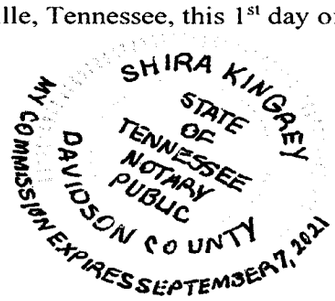
By: _____
Kate Rosenthal, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent (or other officer authorized to execute the instrument) of 3910 Kimpalong, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized agent

Witness my hand and official seal, at office in Nashville, Tennessee, this 1st day of April, 2020.

_____
Notary Public



TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

