Karen Johnson Davidson County
Batch# 413464 DEEDWARR
06/11/2020 11:22:15 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20200611-0059782

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

ADDRESS NEW OWNER:
Nashville Construction Company Inc.
1628 Whispering Hills Drive
Franklin TN 37069

MORTGAGEE

SEND TAX BILL TO:
Owner

MAP 102
GROUP 07 0
PARCEL 054.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", 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 **Nashville Construction Company Inc.**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Charlotte Park, Section 26, formerly Beacon Square, Section 2, as of record in Book 3700, Page 91, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mitch Kinder Development, LLC, a Missouri Limited Liability Company by deed from Karen Nethery-McCardle, dated October 7, 2019 and filed of record in Instrument No. 20191007-0102707, 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 Charlotte Park, Section 26, formerly Beacon Square, Section 2, of record in Book 3700, Page 91, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previosly recorded in Register's Office for Davidson County.

This is improved property known as 6629 Beacon Lane, Nashville, Tennessee 37209.

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 Nashville Construction Company Inc., its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land 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 GRANTEE, its successors 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 9th day of June, 2020.

Mitch Kinder Development, LLC., a Missouri Limited Liability Company

By: Mitch Kinder

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **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 **Authorized Member** of **Mitch Kinder Development, LLC., a Missouri Limited Liability Company,** the within named bargainor, Mitch Kinder, and that he as such Authorized 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 .

WITNESS my hand and official seal at office this 9th day of June, 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 $250,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of June, 2020.

NOTARY PUBLIC
My Commission Expires: 3/7/2023

John M. Wells State of Tennessee Notary Public Davidson County