THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200526922**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $289,900.00. Affiant Subscribed and sworn to before me, this 2nd day of June, 2020. Notary Public My Commission Expires: 11/16/22

Karen Johnson Davidson County
Batch# 434650 DEEDWARR
07/10/2020 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20200710-0075231

DAVID P WEBBER
NOTARY PUBLIC
TENNESSEE
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Traci Brinton 5025 Hillsboro Pike, Unit 24T Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-01-0D-236.00 CO

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, **KKC Development, LLC, a Georgia Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Traci Brinton**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 236 aka Unit 24-T and U , on the Horizontal Property Regime for Georgetown Apartments, a Condominium, as recorded in the Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133, Book 6079, page 516 and in Instrument No. 20120731-0067332 and as further shown on plat of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to KKC DEVELOPMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, by deed from GRANT MICKELSON, of record in Instrument No. 20190705-0065750 , dated July 1, 2019 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 131-01-0D-236.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 4, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements , ByLaws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in a Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133 and Book 6079, page 516, Appointment of Successor Trustee of record in Book 10225, page 413 and in Instrument No. 20120823-0076049, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, page 575, said Register's Office.

Grant of easement of record in Instrument No. 20110620-0047283 and Instrument No. 20150505-0040558, said Register's Office.

Utility Easement of record in Book 7873, page 859, said Register's Office.

This is improved property located at 5025 Hillsboro Pike, Unit 24T Nashville TN 37215

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 2nd day of June, 2020.

KKC Development, LLC

By: Kelley G. Knox, Sole Member

STATE OF ~~TENNESSEE~~ GA)
COUNTY OF ~~DAVIDSON~~ CHEROKEE)

Before me, the undersigned, of the State and County aforesaid, personally appeared Kelley G. Knox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of KKC Development Co.,, LLC, a Georgia Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 2nd day of June, 2020.

Notary Public

My Commission Expires: Aug 26, 2023

MARY HENDRICKSON NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 26, 2023

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022