WARRANTY DEED

Karen Johnson Davidson County
Batch# 440752 DEEDWARR
07/20/2020 12:23:00 PM 2 pgs
Fees: $13.00 Taxes: $3,570.50

20200720-0079361

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $965,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2020.

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: January 5, 2024
(AFFIX SEAL)

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)
Jamie Lay Fitzpatrick and Robert Kelsey Fitzpatrick	Renasant Bank	Parcel ID: 158 08 0 005.00
(NAME) 1804 Kingsbury Drive	(NAME) 2001 Park Place North	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Birmingham, AL 35203	
(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, **KEM Investments, LLC, Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jamie Lay Fitzpatrick and Robert Kelsey Fitzpatrick, wife and husband**, 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 the 7th Civil District of Davidson County, Tennessee and the City of Nashville, Tennessee, and being shown as Lot No. 511 of Final Plat of Resubdivision of Lot 9 Sherwood Forest and Lot 511 Hillsboro Park, of record in Instrument No. 20150721-0071360, in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to KEM Investments, LLC, a Tennessee limited liability company by Warranty deed from Carolyn Gustafson of record in Instrument No. 20190812-0079891 Register's Office for Davidson County, Tennessee, dated August 07, 2019 and recorded on August 12, 2019.

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 1804 Kingsbury Drive, Nashville, TN 37215

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 17th day of July, 2020

KEM Investments, LLC

BY: _____
Isaiah Mills
Sole Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, **Isaiah Mills** , whom I am personally acquainted and upon his/her/their oath acknowledged himself to be **the Sole Member** and that he executed the foregoing instrument for the purpose therein contained by signing on behalf of **KEM Investments, LLC, a Tennessee limited liability company**

WITNESS my hand and official seal at Murfreesboro, Tennessee this 17th day of July, 2020. .

_____
NOTARY

MY COMMISSION EXPIRES: _____

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/16/2023
RUTHERFORD COUNTY