Karen Johnson Davidson County
Batch# 442366 DEEDWARR
07/22/2020 01:06:30 PM 4 pgs
Fees: $23.00 Taxes: $2,867.50
20200722-0080552

Name and Address of New Owner and
Send Tax Bills To:
Bryan, Ward & Elmore, Inc
930 Waterswood Drive
Nashville, TN 37220
Attn: Allen Bryan

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 118-07-0-020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **KJG, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bryan, Ward & Elmore, Inc., a Tennessee Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 60, on the plan of Berrywood, or record in Plat Book 1835, page 24, Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description.
Together with the rights set out in Easement Agreement for Fence Encroachment, of record in Instrument No. _202007220080551_____, said Register's Office

Being the same property conveyed to KJG, LLC, a Tennessee Limited Liability Company by Deed dated June 10, 2016 from Stone & Howorth, PLC, a Tennessee professional limited liability company, successor by name change to Andrew M. Stone Engineering, PLC, a Tennessee professional limited liability company, recorded December 8, 2016, in Instrument Number 20161208-0129167, Register's Office for Davidson County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

Matters shown on the Plat, of record in Book 1835, Page 24, Register's Office for Davidson County, Tennessee.

Restrictive Covenants, of record in Book 3219, Page 13, Register's Office for Davidson County, Tennessee.

All Matters as shown on the ALTA/NSPS Land Title Survey by Chazen Engineering Consultants, Joshua T. Morgan, TN RLS# 2506, dated May 18, 2020 as Project No. 52031.00

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of July, 2020.

KJG, LLC, a Tennessee Limited Liability Company

By: _____

Steve Berneman, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary of the state and county mentioned, personally appeared Steve Berneman, 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 Signatory of KJG, LLC, the within named bargainor, a Limited Liability Company, and that he as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal this 20th day of July, 2020.

Notary Signature

JUMOKE BANKE LASEKAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $775,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 20th day of July, 2020.

Notary Public

JUMOKE BANKE LASEKAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2023

True Copy Certification

I, Steve Berneman 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 Tennessee

County of Davidson

Personally appeared before me, Sondra Mounger a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021