RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013930

Karen Johnson Davidson County
Batch# 443933 DEEDWARR
07/24/2020 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20200724-0081721

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2020.

NOTARY PUBLIC

My commission expires: 4-1322

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AK Development, LLC 912A Spain Ave. Nashville TN 37216	Same address as new owner	072-07-0-183.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand and 00/100 Dollars ($300,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PANTHEON DEVELOPMENT LLC**, a Tennessee limited liability company, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **AK DEVELOPMENT, LLC**, a Tennessee limited liability company, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the southeast part of Lot No. 61 on the map of Kenmore Place, as of record in Book 332, pages 32 and 33, Register's Office for said County.

Said part of said lot fronts 100 feet on the north side of McGavock Pike, formerly Maxey Lane, and runs back between parallel lines, along the west margin of Lanier Street 195 feet to a dead line.

Being the same property conveyed to Pantheon Development, LLC, a Tennessee Limited Liability Company, from Orlando Westbrooks and wife, Shelia Westbrooks, by Warranty Deed dated September 8, 2011, and recorded September 9, 2011 in Instrument #20110909-0070217, said Register's Office.

The address of the herein described property is believed to be 1265 McGavock Pike, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 2nd day of July, 2020.

PANTHEON DEVELOPMENT, LLC

By: David Webber
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, David Webber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are a Member of Pantheon Development, LLC, the within-named bargainor, and that as such Member, they executed the within instrument for the purposes therein contained, by signing the name of the LLC by himself as Member.

WITNESS my hand and seal, this the 2nd day of July, 2020.

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

Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 4-13-22

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

202007240081721