Karen Johnson Davidson County
Batch# 452797 DEEDWARR
08/10/2020 10:34:52 AM 2 pgs
Fees: $13.00 Taxes: $906.13

20200810-0088600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 244,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2020

Notary Public

MY COMMISSION EXPIRES: 4/13/24

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felicia Adkins and Robert R. Adkins	New Owner	182150C04000CO
(NAME) 1537 White Tip Lane	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KVR HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FELICIA ADKINS, AN UNMARRIED WOMAN, AND ROBERT R. ADKINS, A MARRIED MAN,

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 Davidson County, Tennessee, being Units No. 40, Lot 158, of the TOWNHOMES OF CLOVER GLEN, PHASE 1B, a Horizontal Property Regime With Private Elements, as established by Declaration Of Covenants, Conditions and Restrictions of record in Instrument No. 20180813-0079686, as amended in Instrument No. 20191030-0111394, Register's Office for Davidson County, Tennessee, and further shown on the Major Subdivision Final Plat, CLOVER GLEN, PHASE 1B, of record in Instrument No. 20191015-0105301, said Register's Office, reference to which is hereby made for a more complete description.

KVR Homes, LLC, a Tennessee Limited Liability Company

Being part of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona Corporation by Deed dated February 15, 2018 from OHB Land LLC., a Tennessee Limited Liability Company, recorded February 16, 2018, in Instrument Number 20180216-0015337, in the Official Records of Davidson County, Tennessee. Being part of the property further conveyed to KVR Homes, LLC a Tennessee limited liability company by Deed dated January 14, 2020 of record in Instrument Number 20200122-0007705, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #16703

This *Improved* property is commonly known as: 1537 White Tip Lane, Antioch, TN 37013

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 my/our hand(s) this 7th day of August, 2020

KVR Homes, LLC, a Tennessee Limited Liability Company

By: _____
J. Trent Lehman, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Kayla Tabor of the state and county mentioned, personally appeared J. Trent Lehman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of KVR Homes, LLC, the within named bargainor, a Limited Liability Company, and that such J. Trent Lehman as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Brentwood, TN this 7th day of August, 2020.

_____
Notary Signature

Printed Name: Kayla Tabor

My commission expires: 4/13/24

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #16703