Karen Johnson Davidson County
Batch# 581574 DEEDWARR
03/02/2021 01:02:57 PM 2 pgs
Fees: $13.00 Taxes: $6,937.50
20210302-0026626

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Frederick C. Stanford
4208 Kirtland Road
Nashville, Tennessee 37215

SEND TAX BILL TO:
~~Mortgagee~~
New Owner

MORTGAGEE

SWBC MORTGAGE CORP
9311 SAN PEDRO #100
SAN ANTONIO, TX 78216

MAP 131
GROUP 02
PARCEL 149.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mitch Kinder Development, LLC** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Frederick C. Stanford and Stephanie A. Stanford, husband and wife,** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 77 and the northerly half of Lot No. 77-B of Block No. 3 on the Plan of Overton Hills, as of record in Book 843, Page 66,in the Register's Office for Davidson County, Tennessee.

Said Lot No. 77 and part of Lot No 77-B fronts together 150 feet on the easterly side of Kirtland Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Mitch Kinder Development, LLC, a Missouri limited liability corporation by Warranty Deed from Robert Andrew Sharp, an unmarried man, dated February 16, 2016 and filed of record February 19, 2016 in Instrument No. 20160219-0015812, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2021 taxes and subsequent years.
2. Matters shown on the recorded plat of Overton Hills - Hollywood Place, of record in Book 843, Page 66, said Register's Office.
3. Restrictive Covenants contained in instrument of record Book 7382, Page 590, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 4208 Kirtland Road, Nashville, Tennessee 37215.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frederick C.

Stanford and Stephanie A. Stanford, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 the 26th day of February, 2021.

Mitch Kinder Development, LLC

By: Mitch Kinder, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Mitch Kinder,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **Mitch Kinder Development, LLC,** the within named bargainor, **Mitch Kinder,** and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the as such Member.

WITNESS my hand and official seal at office this 26th day of February, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $1,875,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of February, 2021.

NOTARY PUBLIC
My Commission Expires: _____

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Exp. 03-08-2021