WARRANTY DEED



STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-18-2021
(AFFIX SEAL)

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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)
Robert Ellis White, III and Barbara Pritchett White	New Owner	Parcel ID: 129 10 0 083.00
(NAME) 117 Carnavon Parkway	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 588627 **DEEDWARR**
03/10/2021 11:25:31 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00

20210310-0031396

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**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert Ellis White, III and Barbara Pritchett White, husband and wife**, 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 Lot No. 16, on the Plan of West Meade Park, Inc., Section One, as of record in Book 2900, Page 103 and 104, Register's Office of Davidson County, Tennessee, described as follows:

Beginning on the Easterly margin of Clearbrook Drive at the corner of Lot Nos. 16 and 17; thence with the line between said two lots, Eastwardly 157 feet to the corner of Lot Nos. 15, 16 and 17; thence with the line between Lot Nos. 15 and 16, Northerly 201 feet to the Southerly margin of Carnavon Parkway; thence with the same Westwardly 209.3 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, Southwestwardly 41.8 feet to the Easterly margin of Clearbrook Drive; thence with the same Southerly 167.9 feet to the beginning.

Being the same property conveyed to KEM Investments, LLC, by Warranty Deed from Estate of Julie F. Crist & Michael Crist sole devisee of Julie F. Crist, of record in Instrument No. 20190830-0087950, in the Register's Office of Davidson County, Tennessee, dated August 28, 2019 and recorded on August 30, 2019.

Being the same property conveyed to Larry Crist and wife, Julie F. Crist, by Warranty Deed from Mai B. Klein, of record in Book 5185, Page 77, in the Register's Office of Davidson County, Tennessee, dated July 26, 1977 and recorded on August 17, 1977. The said Larry Crist having since died on July 14, 2016. The said Julie F. Crist having since died on March 28, 2017 and her will has been probated at Docket No. 17P-707 in the Probate Court for Davidson County, Tennessee.

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 117 Carnavon Parkway, Nashville, TN 37205

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 22nd day of February, 2021.

Kem Investments, LLC

BY: _____

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Kem Investments, LLC, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of February, 2021.

_____
Notary Public

My Commission Expires:

(SEAL)

JACOB L. ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2024
RUTHERFORD COUNTY

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Isaiah Mills, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member, and is authorized to execute the instrument on behalf of KEM Investments, LLC, the within named bargainor, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Sole Member.

Witness my hand and official seal, this the 22nd day of February, 2021.

Notary Public

My Commission Expires:

(SEAL)

