WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 12.17.21
(AFFIX SEAL)

LAUREN JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-17-2021

LR-KH-21-3632-3634

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kas Holdings, LLC, A Washington Limited Liability Company	**New Owner**	
(NAME)	(NAME)	
9419 S. 196th Place		**050-06-0-042.00** **05007000300**
(ADDRESS)	(ADDRESS)	
Renton, WA 98055		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH D. CLAYBON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAS HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 41 on the Plan of The Revised Plan of Village by the Creek Section Three of record in Plat Book 5200 , Page 785 , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph Claybon, unmarried by Warranty deed from Barbara A. Dyson, unmarried and Margaret Bell Zeigler (formerly known as Margaret E. Bell), married of record in Instrument No. 20070313-0030600 Register's Office for Davidson County, Tennessee, dated March 09, 2007 and recorded on March 13, 2007

This conveyance is subject to:
- **Property: 1**
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 785, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6291, Page 414, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- **Property: 2**
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 89, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6364, Page 91, in the Register's Office for Davidson County, Tennessee.
- Conveyance of water mains of record in Book 6471, Page 152, in the Register's Office for Davidson County, Tennessee.
- Gasline easement of record in Book 3492, Page 507, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3632 - 3634 Village Trail, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

AT THE REQUEST OF THE PARTIES,
PLEASE DO NOT PUBLISH THE INFORMATION IN THIS DOCUMENT

Karen Johnson Davidson County
Batch# 682804 **DEEDWARR**
07/23/2021 02:40:18 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20210723-0099350

Witness my/our hand(s) this the 20th DAY OF JULY, 2021.

Joseph D. Claybon

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH D. CLAYBON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212