Karen Johnson Davidson County
Batch# 855646 DEEDWARRSP
05/16/2022 08:48:18 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20220516-0055634

THIS INSTRUMENT PREPARED BY:
Bettie J. Winton
Grissim & Hodges
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
KPCD, LLC 1984 Providence Parkway Suite 203A Mt. Juliet, TN 37122	SAME	118022G00900CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BD FUND 31, LLC, a Tennessee limited liability company** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **KPCD, LLC, a Tennessee limited liability company** (the "Grantee"), its successors 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 Townhome Lot Unit No. 9 of White Avenue Flats, A Planned Unit Development Horizontal Property Regime With Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions for White Avenue Flats (Master Deed), of record in Instrument Number 20191216-0129752 and Amendment, of record in Instrument Number 20210505-0060113, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Units being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements as set forth in said Master Deed.

Being a portion of the same property conveyed to BD Fund 31, LLC, a Tennessee limited liability company, by Special Warranty Deed, of record in Instrument No. 20210505-0060112 Register's Office for Davidson County, Tennessee, dated May 04, 2021 and recorded on May 05, 2021.

*Subject to:

1. Taxes for the year 2022, a lien, due and payable but not yet delinquent.

2. Subject to all matters shown on the Plan of record in Plat Book 332, Page 99, in the Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a Townhome Lot established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions, and Restrictions for White Avenue Flats establishing a Horizontal Property Regime of White Avenue Flats of record in Instrument Number 20191216-0129752 and Amendment of record in Instrument Number 20210505-0060113, Register's Office for Davidson County, Tennessee.

4. Subject to provisions of the Tennessee Horizontal Property Act, T.C.A. 66-27-101 et seq.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature Page to Follow)

IN WITNESS WHEREOF, the undersigned, has hereunto subscribed her name on this 12th day of May, 2022.

BD FUND 31, LLC, a Tennessee limited liability company

By: _____
JEFFREY D. BROWNING

Title: Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jeffrey D. Browning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of BD FUND 31, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and seal at office in Nashville, Tennessee, this 12th day of May, 2022.

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2025

_____
Notary Public

My Commission Expires: 11/3/2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $425,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13th day of May, 2022.

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2025

NOTARY PUBLIC
My Commission expires: 11/3/2025