Karen Johnson Davidson County
Batch# 884191 DEEDWARR
07/05/2022 12:50:30 PM 6 pgs
Fees: $33.00 Taxes: $5,194.80
20220705-0077415

ADDRESS NEW OWNER: Hooper Property, LLC
PO Box 60100
Nashville TN 37206

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. SEE EXBHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **KDS Investments General Partnership, a Tennessee General Partnership** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Hooper Property, LLC, a Tennessee limited liabiityc company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to KDS Invstmnets General Partnership, aa Tennessee general partnership, from Hooper Property, LLC, a Tennessee limited liability company, by Warranty Deed recorded on December 31, 2012, in Instrument No. 20121231-0120603, Register's Office for Davidson County, Tennessee.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and assumed by the Grantee at closing.(2) All matters appearing on the Plan of Greenwood Manor, of record in Plat Book 3700, Page 6, Register's Office for Davidson County, Tennessee.(3) All matters appearing on the Plan of Twin Estates, Section One, of record in Book 3842, Page 88, Register's Office for Davidson County, Tennessee.(4) Restrictive Covenants of Greenwood Manor of record in Book 3866, Page 340, said Register's Office.(5) Restrictive Covenants of Twin Estates Subdivision of record in Book 4059, Page 205, and Book 9205, Page 248, said Register's Office.(6) Easement Deed by Court Order in Settlement of Landowner Action styled, "Charles Wheeler Hord, et al, vs. Qwest Communications International, Inc., et al, of record in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee, as to: Tract 5: 1215 Greenwood Court – Lot 8, Greenwood Manor; Map & Parcel: 083-02-0-333.00 Tract 7: 1217 Greenwood Court – Lot 7, Greenwood Manor; Map & Parcel: 083-02-0-332.00 Tract 8: 1218 Greenwood Court – Lot 5, Greenwood Manor; Map & Parcel: 083-02-0-330.00 Tract 9: 1219 Greenwood Court – Lot 6, Greenwood Manor; Map & Parcel: 083-02-0-331.00 Tract 11: 2017 Greenwood Circle – Lot 10, Greenwood Manor; Map & Parcel: 083-03-0-290.00 Tract 17: 2032 Greenwood Circle – Lot 13, Greenwood Manor; Map & Parcel: 083-03-0-293.00

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of July 2022.

KDS INVESTMENTS GENERAL PARTNERSHIP, a Tennessee general partnership

By: _____

Steven R. Griffith, Trustee of the "Steven R. Griffith Irrevocable Trust, dated December 9, 2016," General Partner

STATE OF FLORIDA

COUNTY OF WALTON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Steven R. Griffith, Trustee of the "Steven R. Griffith Irrevocable Trust, dated December 9, 2016,"** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a General Partner of KDS Investments General Partnership, a Tennessee general partnership, the within named bargainor, and as such authorized General Partner, being given the authority to so do, executed the within instrument on behalf of KDS investments General Partnership by signing its name as such authorized General Partner as said bargainor's free act and deed.

Witness my hand and official seal at office this 30th day of June 2022.

_____

Notary Public

My Commission Expires: 12-13-2023

ROBERT E. LYNCH
Commission # GG 934841
Expires December 13, 2023
Bonded Thru Budget Notary Services

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $1,404,000.00.

Affiant

Subscribed and sworn before me this 1st day of July 2022.

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

File No. 2205-119

EXHIBIT A – Legal Description

Tract 1: 1210 Greenwood Court (Map & Parcel 08302032600):

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Greenwood Manor, of record as Plat Book 3700, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 2: 1211 Greenwood Court (Map & Parcel 08302033400):

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Greenwood Manor, of record in Plat Book 3700, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 3: 1212 Greenwood Court (Map & Parcel 08302032700):

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Greenwood Manor, as of record in Plat Book 3700, Page 6, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Tract 4: 1214 Greenwood Court (Map & Parcel 08302032800):

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Greenwood Manor, of record in Plat Book 3700, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 5: 1215 Greenwood Court (Map & Parcel 08302033300):

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of Greenwood Manor, of record in Plat Book 3700, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 6: 1216 Greenwood Court (Map & Parcel 08302032900):

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Greenwood Manor, as of record in Plat Book 3700, Page 6, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Tract 7: 1217 Greenwood Court (Map & Parcel 08302033200):

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Greenwood Manor, of record in Plat Book 3700, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 8: 1218 Greenwood Court (Map & Parcel 08302033000):

Being Lot No. 5 on the Plan of Greenwood Manor, as of record in Plat Book 3700, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract 9: 1219 Greenwood Court (Map & Parcel 08302033100):

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Greenwood Manor, as of record in Plat Book 3700, Page 6, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Tract 10: 2016 Greenwood Circle (Map & Parcel 08303030100):

Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Greenwood Manor, of record as Plat Book 3700, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 11: 2017 Greenwood Circle (Map & Parcel 08303029000):

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Greenwood Manor, as of record in Plat Book 3700, Page 6, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Tract 12: 2018 Greenwood Circle (Map & Parcel 08303030000):

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Greenwood Manor, as of record in Plat Book 3700, Page 6, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Tract 13: 2024 Greenwood Circle (Map & Parcel 08303029700):

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Greenwood Manor, of record in Book 3700,page 6, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Tract 14: 2026 Greenwood Circle (Map & Parcel 08303029600):

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Greenwood Manor, of record in Plat Book 3700, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 15: 2028 Greenwood Circle (Map & Parcel 08303029500):

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Greenwood Manor, of record as Plat Book 3700, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 16: 2030 Greenwood Circle (Map & Parcel 08303029400):

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Greenwood Manor, as of record in Plat Book 3700, Page 6, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Tract 17: 2032 Greenwood Circle (Map & Parcel 08303029300):

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Greenwood Manor, as of record in Plat Book 3700, Page 6, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Tract 18: 2608 Eastland Avenue (Map & Parcel 08312018000):

BEING Lot No. 2 on the Plan of Twin Estates, Section 1, of record in Book 3842, Page 88, Register's Office for Davidson County, Tennessee, described as follows:

BEING on the easterly margin of Eastland Avenue at the corner of Lot Nos. 1 and 2; thence with the line between said two lots easterly 97.3 feet; thence north 65 deg. 49' east 67.0 feet; thence north 22 deg. 18' east 78.7 feet; thence north 79 deg. 15' west 150.0 feet to the eaterly margin of Eastland Avenue; thence with the same south 20 deg. 14' west 101.0 feet to the beginning.

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 1, 2022 (date of document).

Cindy S. Smith, Affiant

07/05/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 5th day of July, 2022.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026