Karen Johnson Davidson County
Batch# 898036 DEEDWARR
08/03/2022 10:27:35 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220803-0088383

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
36024-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
KLP RE, LLC ATTN: Tee Patterson 760 Melrose Avenue Nashville, TN 37211	New Owner	105-16-0-267.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Judy Moshier** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **KLP RE, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Corinne Place Resubdivision, of record in Plat Book 3700, Page 43, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being all of the same property conveyed to Thomas Jason Zimmer by Deed dated August 25, 2006, from Heatherstone Properties, LLC, of record in Instrument No. 20060828-0105726 and further conveyed to Judy Moshier by Quitclaim Deed dated March 22, 2010, from Thomas Jason Zimmer of record in Instrument No. 20100324-0021861, Register's Office for Davidson County, Tennessee.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that she 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 set forth on the attached Exhibit A; and Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 2 day of August, 2022.

Judy Moshier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Judy Moshier, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 2 day of August, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me this
2 day of August, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires:

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2022 and subsequent years, not yet due and payable. Map and Parcel 105-16-0-267.00. Current year taxes have been prorated between the parties and assumed by the Grantee.

2. All matters as shown on the Plan of record in Plat Book 3700, Page 43, Register's Office for Davidson County, Tennessee.

3. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4717, page 360, Register's Office for Davidson County, Tennessee.

4. All matters shown on the Plan of record in Plat Book 332, page 1, said Register's Office.

5. Grant of Transmission Line Easement, of record in Book 1153, page 457, Register's Office for Davidson County, Tennessee.

6. Subject to any portion of the described premises that may lie within the boundary or right-of-way of any railroad.

7. All matters as shown on the ALTA/NSPS Land Title Survey of 2206 Dunn Avenue by Delle Land Surveying, Steven D. Delle, Tennessee R.L.S. # 1710 dated July 18, 2022, last revised July 19, 2022 as Project No. 22081.