# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/05 13:46 2 pgs
Fees:13.00 Taxes:1295.00
20050701-0076184

NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| KWI, Inc. | SAME | Map 104-16/Parcel 389.00 |
| (NAME) P.O. Box 40877 | (NAME) | |
| (ADDRESS) Nashville, Tennessee 37204 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Bebe Willis**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KWI, Inc., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land situated in Davidson County, Tennessee, and particularly described as follows: Lot No. 118 on Belmont Land Company's Company plan as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property devised to Bebe Willis pursuant to the Last Will and Testament of Margaret Mallon Darch, Probate No. 68155, as recorded in Will Book 129, page 295, Probate Court for Davidson County, Tennessee. Originally being the same property conveyed to M. T. Mallon by deed of record in Book 482, page 205, Register's Office for Davidson County, Tennessee. The said M. T. Mallon, a.k.a. Michael T. Mallon having died and pursuant to the Last Will and Testament of record in Will Book 61, page 120, Probate Court for Davidson County, Tennessee, property was devised to his daughter, Margaret Mallon Darch.
This is not the principal residence of the Grantor herein.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

unimproved ☐

This is improved ☒ property, known as 2400 Belmont Blvd., Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 29th day of June, 2005.

Bebe Willis

Bebe Willis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bebe Willis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of June, 2005.

Commission expires: 2-26-2005

CHRISTIAN S. HOFSTETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public