BOX 10-B

BILL GARRETT, Davidson County
Trans:T20150013488 DEEDWARR
Recvd: 02/24/15 15:07 2 pgs
Fees:13.00 Taxes:518.00
20150224-0015871

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MCKISS, LLC	**SAME**	**103-02-0-047.00**
(NAME) **5065 VILLA CREST DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37220**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DOUGLAS M. SIMPSON AND DWAYNE H. SMITH,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MCKISS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED 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 part of Lot Number 20 in the Subdivision of C.C. Vernon Fare as of record in Plat Book 161, Page 164, Register's Office for Davidson County, Tennessee and more particularly described according to a survey made November 23, 1938 by John Wilks, Civil Engineer as follows:

Beginning at an iron pin in the westerly margin of Orlando Avenue, 625 feet south of the southwest intersection of said Avenue and Lenox Avenue thence with the margin of said Orlando Avenue, south 10 degrees west 50 feet to an iron pin; thence south 83 1/2 degrees west 150 feet to an iron pin; thence north 4 1/4 degrees east 50 feet to an iron pin; thence easterly parallel to the south boundary line 153.5 feet to the beginning, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to DOUGLAS M. SIMPSON, AN UNMARRIED PERSON AND DWAYNE H. SMITH, AN UNMARRIED PERSON, by deed from AUVERGNE D'ANTIGNAC, AN UNMARRIED PERSON, of record as Instrument No. 20070223-0022803, dated February 21, 2007, and by Quitclaim Deed from Larry I. Trenary of record as Instrument No. 20150212-0013114, said Register's Office.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 161, Page 164, said Register's Office; and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS.****

unimproved ( ) *
This is improved(X) property, known as **223 ORLANDO AVENUE, NASHVILLE, TN 37209**
(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 our hands this 23rd day of February, 2015.

DOUGLAS M. SIMPSON

DWAYNE H. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Douglas M. Simpson and Dwayne H. Smith,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of Feburary, 2015.

My commission expires: **November 5, 2018**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON