WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150082351 DEEDWARR
Recvd: 09/28/15 13:33 2 pgs
Fees:13.00 Taxes:1554.00
20150928-0098275

Dellana Lowhorn
State of Tennessee Notary Public
Davidson County

O-VRES-15-937

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-24-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Key City Properties, LLC, a Tennessee Limited Liability	**New Owner**	
(NAME) **937 South Street**	(NAME) **New Owner**	**105-02-0-478.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **New Owner**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DOROTHY JUNE SPENCE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KEY CITY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Edgehill Estates, Section 100 of record in Plat Book 4860, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dorothy June Spence by Warranty deed from Metropolitan Development and Housing Agency of record in Book 6422, page 953, Register's Office for Davidson County, Tennessee, dated October 31, 1984 and recorded on November 9, 1984.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record in Plat Book 4860, Page 25, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4220, Page 723; Book 6236, Page 263, and as set out in Deed of record in Book 5664, Page 817, Register's Office for Davidson County, Tennessee.
- Charter of Edgehill Estates Homeowners Association, Inc. of record in Book 7526, Page 624, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **937 South Street, Nashville, Tennessee 37203**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 18th DAY OF SEPTEMBER, 2015.

Dorothy June Spence

Dorothy June Spence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHY JUNE SPENCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of September, 2015.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212