BILL GARRETT, Davidson County
Trans:T20160089207 DEEDWARR
Recvd: 10/11/16 08:58 2 pgs
Fees:13.00 Taxes:1369.00
20161011-0107040

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$370,000.00~~

Affiant

Subscribed and sworn to before me, this 7th day of October, 2016.

Notary Public

My commission expires: 2/29/2020

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Key City Properties, LLC	**NEW OWNER**	**10501054100**
1510 Demonbreun St. #901 ~~**1004 Southside Avenue**~~		
Nashville, TN 37203		

FOR AND IN 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 ACKNOWLEDGE, WE,

William Darnell Langley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Key City Properties, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 38 on the Plan of Southside Park Estates, Section 1, as of record in Book 4460, page 6, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Beulah Battle and Fred Battle, both unmarried, from Wayne Stewart and wife, Iris B. Richardson Stewart, by Warranty Deed dated November 18, 1988, of record in Book 7709, page 836, re-recorded in Book 7787, page 612, Register's Office for Davidson County, Tennessee. Fred Battle, unmarried, conveyed his interest to Beulah Battle, unmarried, by Quitclaim Deed dated December 31, 1991, of Record in Book 8747, page 614, said Register's Office. Beulah Battle, unmarried, conveyed her interest to Beulah Battle and her daughter, Betty Alexander, as joint tenants with rights of survivorship by Quitclaim Deed dated November 19, 1999, of record in Book 11754, page 741, Said Register's Office. Beulah Battle having since died, leaving Betty Alexander the sole title holder. Betty Alexander conveyed her interest to William Donnell Langley by Quitclaim Deed dated May 29, 2008, of record in Instrument No. 20080604-0056917, Register's Office for Davidson County, Tennessee. William Darnell Langley being one and the same as and erroneously referred to as William Donnell Langley in the previous deed.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1004 Southside Avenue, Nashville, TN 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 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 in 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/our hand(s) this 7th day of October, 2016.

William Darnell Langley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, William Darnell Langley, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2016.

Notary Public

My Commission Expires: 12/10/2019

D THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON