This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd., Ste. 100
Nashville, Tennessee 37215

**MAP/GROUP/PARCEL 081114005800:**

From Information Furnished by the Parties

**NAME & ADDRESS OF NEW OWNER:**
**Jeffrey Stone**
**2518 Scovel Street**
**Nashville, Tennessee 37208-2843**

**SEND TAX BILLS TO:**

**SAME**

# WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **KKG INVESTMENTS, LLC** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **JEFFREY STONE, A SINGLE MAN,** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being lot No. 18 on the Map of E T Holman's Subdivision of record in Book 161, page 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the north side of Madison or Scovel and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to KKG Investments, LLC from Kimberly Gold by Quitclaim Deed dated 02/01/2010 and recorded in Instrument No. 20100201-0008051, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

This is improved property known as 2518 Scovel Street, Nashville, TN, 37208.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that her is lawfully seized and possessed of said parcel of real estate, and that her has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160110603 DEEDWARR
Recvd: 12/16/16 09:42 2 pgs
Fees:13.00 Taxes:777.00
20161216-0131962

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 9th day of December, 2016.

**KKG Investments, LLC**

**Kimberly Gold- Authorized Signor**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Kimberly Gold, Member of **KKG Investments, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath acknowledged herself to be the **Member,** and that she as such **Member**, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by herself as **Member**.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 9th day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 7-6-20

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $210,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 9th day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 7-6-20

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

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