BILL GARRETT, Davidson County
Trans:T20170043178 DEEDWARR
Recvd: 05/22/17 10:19 2 pgs
Fees:13.00 Taxes:525.40
20170522-0050387

Name & Address of New Owner:	Send Tax Notices To:	Map & Parcel
Key City Properties, LLC	SAME	09209034400
510 Demonbreun Apt 901		
Nashville, TN 37203		

This Instrument Prepared By: Thomas J. Haynes, Attorney 117 N. Maple St. Murfreesboro, Tennessee 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, WAYNE ALLEN (UNMARRIED), has this day bargained and sold and by these presents do hereby transfer and convey to KEY CITY PROPERTIES, LLC, its successors and assigns, forever, in and to that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

BEING Lot Number 49-A Zone Lot Division of Lot Nos. 47, 48, 49, 50 and 51 on the Plan of Wilcox Subdivision, of record in Plat Book 6200, page 428, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description of said lot.

BEING that same property conveyed to Wayne Allen by deed from Wells Fargo Bank, N.A. of record in Instrument No. 20070401-0040142, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all restrictions, easements, etc. that may affect said property and appearing in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3317 A Felicia Street, Nashville, TN 37209.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever.

I covenant with the said grantee that I am lawfully seized and possessed of said real estate, that I have a good and lawful right to convey the same and that said real estate is unencumbered except by lien of the 2017 real property taxes, which taxes are being prorated between the parties, the grantor giving unto the grantee his proportionate share, and the grantee assuming the payment of said taxes when the same shall become due and payable.

I further covenant and bind myself, my heirs and assigns forever to warrant and defend the title to the said real estate unto the said grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand this the 19th day of May, 2017.

Wayne Allen

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named Wayne Allen, the bargainor(s), with whom I am personally acquainted, and who acknowledged he executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this the 19th day of May, 2017.

My Commission Expires: 3/23/2021 Notary Public

THOMAS J. HAYNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE]
ss.
COUNTY OF Williamson]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $142,000.00 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 the 19th day of May, 2017.

My Commission Expires:
11/13/17

Notary Public

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY