This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: 17-1099

BILL GARRETT, Davidson County
Trans: T20170043794 DEEDWARR
Recvd: 05/23/17 13:07 2 pgs
Fees: 13.00 Taxes: 525.40
20170523-0051206

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/19/2017,** by and between **Karen Johnson, an unmarried individual pursuant to the authority granted by Order of the Court of Common Pleas, Division of Domestic Relationships, as enrolled in Tennessee by Order recorded in Instrument Number 20170111-003062,** parties of the first part, and **Key City Properties, LLC** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

F. Land in Davidson County, Tennessee, being Lot 49-B Zone Lot, Division of Lot 49 of the Resubdivision of Lot 49 on the Plan of Wilcox Subdivision as of record in Book 6200 page 428, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Karen Johnson, an unmarried individual pursuant to the authority granted by Order of the Court of Common Pleas, Division of Domestic Relationships, as enrolled in Tennessee by Order recorded in Instrument Number 20170111-0003062, said Register's Office.
Further being the same property conveyed to Andrew M. Cuomo, Secretary of Housing and Urban Development, to Karmardi J. Mills as of record in Book 11008, page 810, dated 07/06/1998, of the Register's of Deeds Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **092 09 0 389.00**
☒ Improved **3317 B Felicia, Nashville, TN 37209**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Karen Johnson

STATE OF Pennsylvania

COUNTY OF Montour

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Karen Johnson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 19th day of May, 2017.

Notary Public

My Commission Expires: 5/26/2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Pamela C. Michell, Notary Public
Mahoning Twp., Montour County
My Commission Expires May 26, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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Owner's Name: **Key City Properties, LLC**

and Address: **3317 B Felicia, Nashville, TN 37209**

Mail tax bills to New Owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$142,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Williamson

Subscribed and sworn to before me this 19th day of May, 2017.

Notary Public

My Commission Expires: 5-5-2020

EMILY MARGARET CROWDER
NOTARY PUBLIC
TENNESSEE
COUNTY OF DAVIDSON