BILL GARRETT, Davidson County
Trans:T20170054307 DEEDWARR
Recvd: 06/26/17 09:16 2 pgs
Fees:13.00 Taxes:666.00
20170626-0063821

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 16th day of June, 2016.

Notary Public
My commission expires: 12-4-21

Address of New Owner:	Send Tax Bills to:	Tax Information
Kia Investments, LLC 8104 Cambury CV W Germantown, TN 38138	New Owner	072-06-0-179.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thelma Louise Ferguson,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kia Investments, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Revised and Corrected Map of Subdivision of Casper Zopfi's Place, as of record in Book 547, Page 21 and 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Cloyd Green and wife, Carrie Green, by Installment Deed from Gene Criss and wife, Alma H. Nixon Criss, dated February 19, 1973 of record in Book 6133, Page 119, Register's Office for Davidson County, Tennessee. An Affidavit of Heirship was found of record as Instrument No. 20100601-0041883, Register's Office for Davidson County, Tennessee, which states that Cloyd Green died on October 10, 1984 and Carrie Green Died on September 9, 1998. Said affidavit states that Carrie Green died unmarried and that Thelma Louise Ferguson is the only child.

Being also known as 1050 Zophi Street, Nashville, Tennessee 37216.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1050 Zophi Street, Nashville, TN 37216

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 16th day of June, 2017.

Thelma Ferguson
Thelma Louise Ferguson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thelma Louise Ferguson,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 16th day of June, 2017.

Annette Belyea
Notary Public

My Commission expires: 9-19-18



FILE NO: 2017055228