Davidson County DEEDWARR
Recvd: 07/07/17 14:42 3 pgs
Fees:18.00 Taxes:1681.65
20170707-0068603

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **454,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF June 2017

Notary Public

MY COMMISSION EXPIRES: 8.4.20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly M. Blair	Same Owner	
5417 Tennessee Avenue		091-06-0-445.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Tennessee Avenue Development LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly M. Blair and Jeremy W. Kuss, wife and husband**

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. 1324, Block 186 on the map of No. I Plan of West Nashville of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1324 join and front together 60 feet on the South side of Tennessee Avenue and extend back between parallel lines 150 feet to an alley 25 feet wide.

Being a portion of the same property conveyed to Michael Glen Anderson by Quitclaim deed from Joe G. Anderson and wife, Jessie Evelyn Anderson of record in Book 7473, page 383, Register's Office for Davidson County, Tennessee, dated February 12, 1988 and recorded on February 22, 1988.

Being a portion of the same property conveyed to Linda Saunders, married by Warranty deed from Michael Glen Anderson, unmarried of record in Instrument No. 20151116-0115978 Register's Office for Davidson County, Tennessee, dated November 13, 2015 and recorded on November 16, 2015.

Being a portion of the same property conveyed to Tennessee Avenue Development, LLC, a Tennessee limited liability company by Quitclaim deed from Linda Saunders, married of record in Instrument No. 20161020-0110897 Register's Office for Davidson County, Tennessee, dated October 03, 2016 and recorded on October 20, 2016.

Being a portion of the same property conveyed to Tennessee Avenue Development LLC, a Tennessee limited liability company by Quitclaim deed from Tennessee Avenue Development LLC, a Tennessee limited liability company of record in Instrument No. 20161020-0110898 Register's Office for Davidson County, Tennessee, dated October 03, 2016 and recorded on October 20, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5417 Tennessee Avenue, Nashville, TN 37209.**

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 is 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 hand this the 8th day of June, 2017.

Tennessee Avenue Development LLC, a Tennessee limited liability company

BY: Chief Mgr

ITS: Chief Mgr

STATE OF TENNESSEE ~~TN~~
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared John E. Coleman, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of the maker, **Tennessee Avenue Development LLC, a Tennessee limited liability company**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 8th day of June, 2017.

My Commission expires 11/3/20

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

