Bill Garrett Davidson County
Batch# 536 DEEDWARR
09/13/2017 11:23:41 AM 2 pgs
Fees: $13.00 Taxes: $767.75

20170913-0093554

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Deborah E. & Diarmuid S Kehoe
213 N. 9th Street, unit A
Nashville, TN 37206

SEND TAX BILL TO:
New Owner

MAP/PARCEL 082-12-0-S00.100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mid State Investments, LLC, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Deborah E. Kehoe and Diarmuid S. Kehoe, wife and husband, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 213 North 9th Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170426-0041157 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Land in Davidson County, Tennessee.

Being the same property conveyed to Mid State Investments, LLC by Warranty deed from Pigskin Properties, LLC of record in Instrument No. 20170320-0026696 Register's Office for Davidson County, Tennessee, dated February 24, 2017 and recorded on March 20, 2017.

This is improved/unimproved property known as: **213 N. 9th Street, Unit A, Nashville, Tennessee 37206**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES. His heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 31st day of August 2017.

WITNESS MY HAND on this the 31st day of August 2017

Mid-State Investments, LLC

BY: _____
Nathan Langley, Member

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Mid State Investments, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that Nathan Langley, Member of Mid State Investments, LLC, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized member.

WITNESS my hand and official seals at office this 31st day of August 2017.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires Jun 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $207,500.00.

_____
AFFIANT

Subscribed and sworn to before me this the 31st day of August 2017.

_____
NOTARY PUBLIC

My Commission Expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

File No: 170561