File Box 8

Bill Garrett Davidson County
Batch# 1373 DEEDWARR
09/15/2017 02:12:43 PM 2 pgs
Fees: $13.00 Taxes: $1,486.32
20170915-0094685

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (cwi)

From information furnished by the parties without benefit of title examination

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jilah Kalil 4809 A Kentucky Avenue Nashville, TN 37209	New Owner

TAX MAP-PARCEL NUMBERS: 09107024100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$401,707.58**, cash in hand paid by the hereinafter named Grantee, the undersigned **My New Kentucky Home, LLC**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jilah Kalil,** hereinafter called the **Grantee**, Grantee's heirs, or successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 718 of Block 109 on the Plan of No. 1 Plan of West Nashville of record in Book 57, pages 74 and 75, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to My New Kentucky Home, LLC by Warranty Deed from Lydia Armistead and Susan Henderson, as equal tenants in common, dated July 29, 2016 and recorded as Inst. No. 20160801-0079286, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This transfer is subject to taxes for 2017 and subsequent years; All matters shown on the Plan of record in Book 57, pages 74 and 75, Registers Office for said County.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property known as: 4809 A Kentucky Avenue, Nashville, Tennessee 37209

WITNESS THE EXECUTION HEREOF on Sept. 14, 2017.

My New Kentucky Home, LLC

By: _____

Kenan A. Siegel, Sole Member

State of
County of

Before me, the undersigned, personally appeared **Kenan A. Siegel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Sole Member of My New Kentucky Home, LLC**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such Sole Member for the purposes therein contained, by signing in the name of the limited liability company as such member.

Witness my hand and official seal on 9/14/, 2017.

_____
Notary Public

My Commission Expires: 2/22/2018

DEBORAH C. ADACHOWSKI
Notary Public - State of Florida
My Comm. Expires Feb 22, 2018
Commission # FF 092715

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ 401,707.58.

_____
Affiant

Sworn and subscribed before me on Sept. 14, 2017.

_____
Notary Public

My Commission Expires: 11/3/2020

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

WIdoc: QC Deed QDoc