PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 23106 DEEDWARR
11/07/2017 09:56:56 AM 2 pgs
Fees: $13.00 Taxes: $813.63
20171107-0114382

W & I Ref: (DM) Title No.: 59282
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jamieson Alyn Boyer 1717 21st Avenue North Nashville, TN 37208	new owner

TAX MAP PARCEL NUMBERS: 08111004400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$219,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **KMC Partners, a Tennessee general partnership**, a general partnership, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jamieson Alyn Boyer**, unmarried hereinafter called the **Grantee**, Grantee's heirs 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. 285 on the Plan of T. J., J. M. and G. W. Harding's Subdivision as of record in Book 21, page 80, Register's Office for said County.

Said Lot No 285 fronts 50 feet on the westerly side of 21st Avenue North, formerly Estrella Street, and runs back between parallel lines, 158 feet to an alley.

Being the same property conveyed to KMC Partners, a Tennessee general partnership, by Special Warranty Deed from William H. Robinson, an unmarried man, dated January 24, 2007 and recorded on February 13, 2007, of record in Inst. No. 20070213-0018131, 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 conveyance is subject to: Taxes for 2018, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 21, page 80, said Register's Office.

This is improved property, known as 1717 21st Avenue North, Nashville, TN 37208

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.

WITNESS THE EXECUTION HEREOF this 3rd day of November, 2017.

KMC Partners, a Tennessee general partnership

By: _____
Kathy Follin, Partner

By: _____
Mary Follin, Partner

By: _____
Christopher Simonsen, Partner

By: _____
Mark McDonald, Partner

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Kathy Follin, Mary Follin, Christopher Simonsen and Mark McDonald,** 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 **partners** (or other officer authorized to execute this instrument) of **KMC Partners, a Tennessee general partnership**, the within named bargainor, a general partnership, and the execution of the foregoing instrument as such general partner for the purposes therein contained, by signing in the name of the general partnership as such partner.

Witness my hand and official seal, at office in Davidson County, Tennessee this the 3rd day of November, 2017.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary _____

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $219,900.00.

Affiant _____

Sworn and subscribed before me this 3rd day of November, 2017.

Notary _____

My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
07-06-2020

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6P-17-1717