Bill Garrett Davidson County
Batch# 34527 DEEDWARR
12/07/2017 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $658.60
20171207-0125055

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of December, 2017, by and between Universal Inc, party of the first part, and Katy M. Kinard, a single woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 1 on the plan of Battlewood Subdivision, Section One, of record in Book 1835, Page 31, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

FOR INFORMATION PURPOSES ONLY: 19 E Thompson Lane, Nashville, TN 37211

Being all or part of the same property conveyed to Universal, Inc. by virtue of that certain Quit Claim Deed dated October 22, 2013, and being of record at Instrument No. 20131024-0110738 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Universal, LLC by virtue of Special Warranty Deed dated December 31, 2012 at Instrument No. 20130102-0000464 in the said Register's Office.

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), his/her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable; and I/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 GRANTEE(S), his/her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Abadi Gebremeskel, Member

12/05/2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Abadi Gebremeskel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member and CEO of Universal, Inc., the within named bargainor, a Corporation, and that as such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Member.

WITNESS my hand and official seal at office this 5 day of December, 2017.

Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address: Katy Kinard

Tax Parcel No 11912000900

Property Address: 19 E Thompson Lane
Nashville, TN 37211

MAIL TAX BILLS TO: Simmons Bank
PO Box 9067
Pine Bluff, AR 71611

STATE OF
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $178,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 6th day of December, 2017.

Notary Public

My Commission Expires: 9/7/2020

KELSEY OLIVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2020

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

