Bill Garrett Davidson County
Batch# 78063 DEEDWARR
04/10/2018 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20180410-0033686

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**2000 Richard Jones Road Suite 178**
**Nashville, TN 37215**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $185,000.00.**

**Affiant**

**Subscribed and sworn to before me, this 9th day of April, 2018.**

**Notary Public**
**My commission expires:** 11/6/18

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**03-1803-38728**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| McKiss LLC | McKiss LLC | 070-09-0-063.00 |
| 5065 Villa Crest Drive | 5065 Villa Crest Drive | |
| Nashville TN 37220 | Nashville, TN 37220 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Edgar Allen Overstreet and wife, Cheryl Ann Overstreet**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **McKiss LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantees, their successors 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 the southerly part of Lot No. 3, on the Plan of H. E. Simkin's Division of the L. G. Curtis Lands, of record in Book 547, Page 39, Register's Office for said County, described according to a survey by T. R. Sanford, Surveyor, dated March 13, 1958, as follows:

Beginning at an iron spike in the center line of Mattie Avenue where the same intersects the center line of West
Hamilton Road; thence with the centerline of Mattie Avenue No. 36' E 123.5 feet to an iron pin; thence northwesterly 348.8 feet to an iron pin in the line between Lots 3 and 4; thence with the line between said lots, southerly 95 feet to an iron pin at the common corner of Lots 2 and 5; thence along the southerly line of Lot No. 3, and the northerly line of Lots 1 and 2, S 55 deg. 3' E 416 feet to the beginning.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain property conveyed:
1. to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8278, Page 855, said Register's Office, to which instrument reference is hereby made for a more complete description.

For informational purposes only: prior deed references exclusion to contain 614 square feet or 0.014 acres, more or less.

Being the same property conveyed to Edgar Allen Overstreet by deed from Marie Brown, dated December 27, 1993, recorded December 29, 1993, of record in Book 9202, Page 860, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Edgar Allen Overstreet and wife, Cheryl Ann Overstreet by Quitclaim Deed from Edgar Allen Overstreet, dated March 30, 2001, recorded April 5, 2001, of record in Instrument No. 20010405-0033558, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2307 Mattie Street, Nashville, TN 37218.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9th day of April, 2018.

Edgar Allen Overstreet

Cheryl Ann Overstreet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Edgar Allen Overstreet and Cheryl Ann Overstreet**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 9th day of April, 2018.

Notary Public

My Commission expires: 03/08/21

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# True Copy Certification

I, Julie Dyess, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Julie Dyess 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: 5-15-2021

{Notary Seal}

