Bill Garrett Davidson County
Batch# 88872 **DEEDWARR**
05/04/2018 03:14:06 PM 2 pgs
Fees: $13.00 Taxes: $166.50

20180504-0042993

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$45,000.00**
|X Karen Blalock
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
|2nd day of May, 2018.
|Susan Frensley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-7-21
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KTB Properties, LLC 4636 Lebanon Pike #334 Hermitage, TN 37076	New Owner	087-058.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Joseph M. Tayes, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

KTB Properties, LLC

Hereinafter called the grantees, their heirs 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, described as follows:

Beginning at a stake in the old J. L. Sullivan's private road; running thence west 111 feet to a stake in Johnson's Line; thence north 96 feet to Pulley's corner Line; thence east 40 feet to Sullivan's private road; thence in a southerly direction with said road to the point of beginning containing 1/4 acre, more or less.

Being the same property conveyed to Joseph M. Tayes, unmarried by deed from Gloria A. Knight, married dated March 17, 1995 of record in Book 9623, Page 325, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as: **4257 Central Pike, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; and 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 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(s) this 2nd day of May, 2018.

Joseph M. Tayes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Joseph M. Tayes, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 9-7-21

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09 07 2021

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076