WARRANTY DEED

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $714,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 2/8/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandon Driver	Brandon Driver	105012P00100CO
(NAME)	(NAME)	Bill Garrett Davidson County
1004-A Southside Ave.	1004-A Southside Ave.	Batch# 98852 DEEDWARR
(ADDRESS)	(ADDRESS)	06/01/2018 11:04:49 AM 2 pgs
Nashville, TN 37203	Nashville, TN 37203	Fees: $13.00 Taxes: $2,641.80
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180601-0052276

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Key City Properties, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brandon Driver, unmarried,** 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, being unit A on the Plat of record as Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for 1004 Southside Homeowners Association, of record in Instrument No. 20161222-0135043, Register's Office for Davidson County, Tennessee reference hereby made for a more complete description thereof.

Being part of the same property conveyed to Key City Properties, LLC by Warranty Deed from William Darnell Langley recorded on October 11, 2016, of record in Instrument No. 20161011-0107040, and corrected in Scrivener's Affidavit of record in Instrument No. 20161214-0131021, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 1004-A Southside Ave., Nashville, TN 37203
(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/our hands this 24th day of May, 2018

KEY CITY PROPERTIES, LLC

Stephen Bock
Member

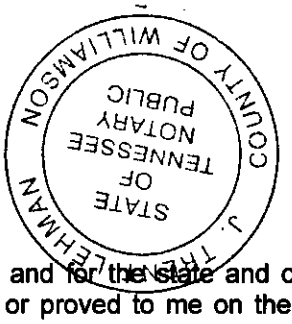
Christopher DeStafano
Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Stephen Bock** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Key City Properties, LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Member

WITNESS my hand and seal this 24 day of May, 2018.

Notary Public
My Commission Expires: 11/14/21

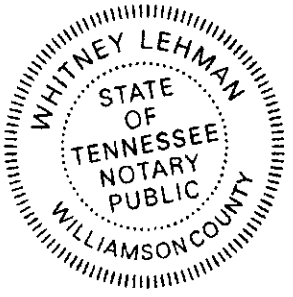


State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Christopher DeStafano** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Key City Properties, LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Member

WITNESS my hand and seal this 24 day of May, 2018.

Notary Public
My Commission Expires: 2/29/2020



File No.: 12960