WARRANTY DEED

Bill Garrett
Batch# 114479
07/10/2018 03:23:05 PM
Fees: $13.00 Taxes: $2,025.75

Davidson County
DEEDWARR
2 pgs

20180710-0066633

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

File No. TE0004218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $547,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2018.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Kellam and Jessica Keyes	NEW OWNERS	082-05-1A-002.00-CO
(NAME)	(NAME)	
1724 B 4th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **KE Holdings,** LLC **a Mississippi limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Kellam and Jessica Keyes, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 B, on the Plan of Homes at 1724 4th Avenue North, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1724 4th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180105-0001663, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to KE Holdings, LLC, a Mississippi limited liability company by Warranty Deed from Dorothy Jean Stallworth, Executrix of the Estate of Willie Lewis Stallworth, Sr., (a/k/a Willie Stallworth), and Dorothy Jean Stallworth, individually of record in Instrument No. 20171101-0112084, Register's Office for Davidson County, Tennessee, dated October 23, 2017 and recorded on November 01, 2017. Willie Stallworth died testate December 30, 2011, Probate Case No. 12P-96, Probate Division Seventh Circuit Court of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1724 B 4th Avenue North, Nashville, TN 37208

(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 this 6th day of July, 2018.

KE Holdings, LLC

Leslie G. Membrillo

By: Leslie G. Membrillo, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Leslie G. Membrillo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Authorized Agent of KE Holdings, LLC, a Mississippi LLC, the within named bargainor, and that she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by herself as the Authorized Agent.

Witness my hand this 6th day of July, 2018.

Tabatha Edwards

Notary Public

My commission expires: 11-5-19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

