Bill Garrett Davidson County
Batch# 116691 DEEDWARR
07/16/2018 01:31:28 PM 2 pgs
Fees: $13.00 Taxes: $1,121.10
20180716-0068860

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,000.00

R Walters
Affiant

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2018.

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KE Holdings, LLC, a Tennessee Limited Liability Company	New Owner	08112030300
(NAME)	(NAME)	
P.O. Box 2701		
(ADDRESS)	(ADDRESS)	
Oxford, MS 38655-4400		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Donna W. Upchurch-Bass,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **KE Holdings, LLC, a Tennessee Limited Liability Company,** 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 Lot No. 245 on the Plan of McGavock's Addition of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donna W. Upchurch (nka Donna Upchurch-Bass) by deed dated March 28, 2012 from Stephen D. Elkins of record in Instrument No. 20120402-0027708, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☑ property, known as 1510 10th 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/our hands this **13th** day of **July, 2018**.

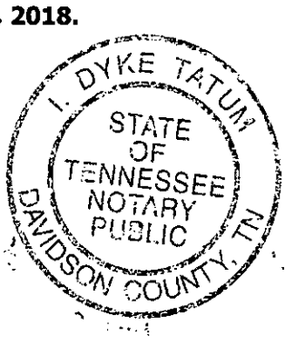
Donna W. Upchurch-Bass
Donna W. Upchurch-Bass

State of Tennessee
County of Davidson

On this **13th** day of **July, 2018,** before me, a Notary Public, within and for the State and County aforesaid, personally appeared Donna W. Upchurch-Bass, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this **13th** day of **July, 2018.**

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021



File No.: 18-KE

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206