Bill Garrett Davidson County
Batch# 123282 **DEEDWARR**
08/01/2018 10:12:08 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30

20180801-0074967

WARRANTY DEED

MCDERMID-H18231

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF July, 2018.

(Affix Seal) Notary Public

My Commission Expires: 8.4.20

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires AUG 4, 2020

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Stacey Nicholas McDermid and Nina Marie Brito	NEW OWNER'S	071.12-0-190.00
805 Oneida Ave.		
Nashville, TN 37207		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, KANE ASSET MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Stacey McDermid, an unmarried man and Nina Brito, an unmarried woman, as joint tenants with right of survivorship, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Heights Subdivision of record in Plat Book 1130, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 90 fronts 60 feet on the North side of Oneida Avenue, and runs back between lines, 172.4 feet on the West line, and 171.7 feet on the East line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Kane Asset Management, LLC, a Tennessee Limited Liability Company by deed from Music City Holdings, LLC of record in Book 201804300040480, recorded on 04/30/2018, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 805 Oneida Ave., Nashville, Tennessee 37207 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 hand(s) this 30th day of July, 2018 :

Kane Asset Management by Bram Kane, as Manager

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **Bram Kane**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Manager** of **Kane Asset Management,** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **Bram Kane** as **Manager**.

Witness my/our hand(s) this 30 day of July, 2018.

Notary Public

My Commission Expires:

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019