Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027

B18-1875

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

Karen Y Johnson Davidson County
Batch# 135876 DEEDWARR
09/04/2018 10:11:45 AM 2 pgs
Fees: $13.00 Taxes: $296.00
20180904-0087052

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 30, 2018.

Notary Public
Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm Exp. 12/15/2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
KF Legacy, LLC 415 Chalesgate Ct. Nashville, TN 37215	SAME AS BUYER	081-03-0-242.01

WARRANTY DEED

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, I/WE,

Josh Terry, Trustee of The 2133 11th Ave N Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KF Legacy, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly 75 feet of the easterly 75 feet of the northerly 145 feet of Lot No. 29 on the Plan of Owen's Plan of Buena Vista Lots of record in Plat Book 57, Page 26, 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 part of Lot No. 29 fronts 75 feet on the southerly side of Cecilia Avenue, formerly Spring Street, and runs back between parallel lines with the westerly margin of 11th Avenue North, formerly Buchanan Street, 145 feet, ore or less, to an alley.

Being the same property conveyed to Josh Terry, Trustt of The 2133 11th Ave N Trust by Warranty Deed from Richard A. Yorke, a single man of record in Instrument No. 20180904-0087051 Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on September 4, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2133 11th Avenue North, Nashville, TN 37208.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the August 30, 2018

Josh Terry, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Josh Terry, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 2133 11th Ave N Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of August, 2018.

Notary Public

My commission expires: _____

TAYLOR GRILLS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
1/19/2022
COUNTY OF WILLIAMSON