WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 137161 DEEDWARR
09/05/2018 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20180905-0087719

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$170,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2018.

Notary Public

My commission expires: 5/30/21

(AFFIX SEAL)

ELIZABETH PASCHALL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
KF Legacy, LLC	New Owner	**091-130-263.00**
415 Charlesgate Ct ~~417 Eastboro Drive~~		
Nashville, TN ~~37209~~ 37215		

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, WE,

Kiss LP, a Tennessee limited partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KF Legacy, 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 part of Lot No. 49 on the Plan of E. T. Brown's Subdivision of an 18-acre tract on Charlotte Pike, of record in Plat Book 332, Pages 116 and 126, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot 49 fronts 50 feet on the westerly margin of Eastboro Drive, formerly Cowan Avenue and extends back 190 feet on the southerly line and a total of 192.9 feet, more or less, on the northerly line with the southerly margin of O'Brien Avenue to an alley in the rear, measuring 38 feet thereon.

BEING all of the same property conveyed to Kiss, L.P., a Tennessee limited partnership, by Warranty Deed from Equity Trust Company, Custodian for Anthony P. Snyder, IRA, dated August 26, 2014,* of record in Instrument No. 20140828-0078545, Register's Office for Davidson County, Tennessee.

*and recorded on August 28, 2014

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 332, Pages 116 and 126, said Register's Office for Davidson County, Tennessee;

2) Articles of Organization Limited liability company of KF Legacy, LLC, of record in Instrument No. 20180327-002868, Register's Office for Davidson County, Tennessee.

3) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

This is Improved (_X___) Unimproved (____) property, known as **413 Eastboro Drive, Nashville, TN 37209**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 30th day of **August, 2018.**

Kiss LP, a Tennessee limited partnership

By: _____
Eric Johnson, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Eric Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **General Partner of Kiss L.P. a limited partnership,** the within named bargainor, a Tennessee limited partnership, and that he as such, General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership company by the said **Eric Johnson** as **General Partner**.

Witness my hand, at office in Nashville, Tennessee, this **30th** day of **August, 2018.**

_____
Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

