| | |
|---|---|
| Karen Y Johnson Davidson County<br>Batch# 139682 DEEDWARR<br>09/11/2018 12:27:30 PM 3 pgs<br>Fees: $18.00 Taxes: $287.68<br>20180911-0089979 | State of Tennessee<br>County of DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is **$77,750.00.**<br>Affiant<br>Subscribed and sworn to before me, this the 11th day of September, 2018.<br>Notary Public<br>My commission expires: 5/30/21<br>(AFFIX SEAL) |

**THIS INSTRUMENT WAS PREPARED BY:**
**Gregory S. Perrone, PC, Attorney At Law**
**109 Westpark Drive, Suite 330, Brentwood, TN 37027**

ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **KF Legacy, LLC** | **NEW OWNER** | **092-07-0-036.00** |
| **415 Charlesgate Court** | | |
| **Nashville, TN 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, I,

**Mary J. Waller, unmarried**

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:

**Being a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:**

**Being the easterly 5 feet of lot No. 15 and the westerly 25 feet of Lot No. 16 on the map of John Langhams Subdivision, as of record in Book 57, page 91, Register's Office for said County. Said parts of lots Nos. 15 and 16 front together 30 feet on the southerly side of Hermosa Street and run back between parallel lines, 160 feet to an alley.**

**Being the same property devised to Mary J. Waller un the Last Will and Testament of Gladys V. Holland of record in Will Book 217, Page 665 in the Probate Office. Being the same property conveyed to Mary J, Waller by Order Probate deed from Estate of Gladys V. Holland of record in Instrument No 20001270009908 Registers Office for Davidson County, Tennessee, dated January 20, 1998 and recorded on January 27, 2000. Further reference is hereby made to Order Admitting Last Will and Testament to Probate of record in Instrument No. 200001270008908 in the Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_____) Unimproved (__**X**__) property known as **2109 Hermosa Street, 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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand(s) this 11th day of September, 2018.

Mary J. Waller

**Mary J. Waller**

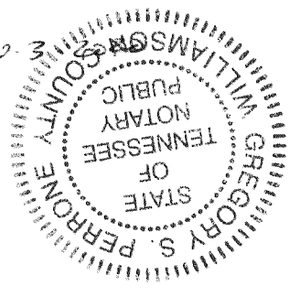
**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mary J. Waller**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **11th** day of **September, 2018.**

**Notary Public**

**My Commission Expires:** 10-3



# 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.

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.

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

