WARRANTY DEED

R-VRES-18-1002B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-8-19 (AFFIX SEAL)

TRACEY PERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

RETURN TO: THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Peter Lindquist	Regions Bank d/b/a Regions Mortgage	
(NAME)	(NAME)	
1002 B Southside Avenue	Department 2520 P.O. Box 2153	**105-12-N-002.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Birmingham, AL 35287-2520	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **KEY CITY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PETER LINDQUIST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County Tennessee, being Unit B on the Plan of 1002 Southside Homeowners Association as set forth in Exhibit "C" of the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20161222-0135040 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Key City Properties, LLC, a Tennessee limited liability company by Warranty deed from M D Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20160722-0075478 Register's Office for Davidson County, Tennessee, dated July 20, 2016 and recorded on July 22, 2016.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent.
- Plan of record in Plat Book 4460, Page 61, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20161222-0135040, Register's Office for Davidson County, Tennessee.
- By-laws for 1002 Southside Homeowners Association of record as Exhibit "B" in Instrument No. 20161222-0135040, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4575, Page 964, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1002 B Southside Avenue, Nashville, Tennessee 37203**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Y Johnson Davidson County
Batch# 140496 **DEEDWARR**
09/13/2018 11:18:53 AM 2 pgs
Fees: $13.00 Taxes: $2,738.00

20180913-0090871

Witness my/our hand(s) this the 10th DAY OF SEPTEMBER, 2018.

Key City Properties, LLC

BY: _____
Chris DeStefano
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS DESTEFANO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of KEY CITY PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of September, 2018.

_____
Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212