Karen Y Johnson Davidson County Batch# 144355 DEEDWARR 09/24/2018 10:14:44 AM 2 pgs Fees: $13.00 Taxes: $1,405.63 20180924-0094246	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $379,900.00. Affiant Subscribed and sworn to before me, this the 21st day of September, 2018. Notary Public My commission expires: August 4, 2020

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

TIFFANY WAGNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Daniel Leksell and Megan Leksell	**Mortgage Investors Group**	**081-03-0-155**
2310 14th Avenue North	**8320 East Walker Springs Lane, Suite 200**	
Nashville, TN 37208	**Knoxville, TN 37923**	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KF Legacy LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Leksell and Megan Leksell, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 6 on the Plan of A.B. Shankland plan, in the Subdivision of Lot. 7 of Owen's Buena Vista Property of record in Plat Book 21, Page 44, in the Register's Office for Davidson County, Tennessee. Said Lot No.6 fronts 50 feet on the East side of Nance Street and is 117 feet deep and 50 feet wide in the rear.

Being the same property conveyed to KF Legacy, LLC, a Tennessee limited liability company by Warranty deed from ER Land Holdings, GP, a Tennessee General Partnership of record in Instrument No. 20180403-0031330 Register's Office for Davidson County, Tennessee, dated March 30, 2018 and recorded on April 03, 2018.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 2310 14th 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 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 21st day of September, 2018:

9/21/18

KF Legacy LLC, a Tennessee Limited Liability Company
By; Brandon C. Knox, its Sole Member

STATE OF TENNESSEE)
)
COUNTY OF)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Brandon C. Knox , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Sole Member of KF Legacy LLC, a Tennessee Limited Liability Company, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the said grantor.

Witness my hand, at office, this the 21st day of September, 2018.

My Commission Expires: 5/23/22

Melissa Chisum
Notary Public

20181469R

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY