Karen Y Johnson Davidson County
Batch# 145554 DEEDWARR
09/26/2018 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20180926-0095436

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $374,900.00.

Affiant

Subscribed and sworn to before me, this the 14th day of September, 2018.

Notary Public

My commission expires: 5/23/22

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

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Maxwell Borchers	**Quicken Loans Inc**	**081-07-0-352**
1807 12th Avenue North	**1050 Woodward Ave**	
Nashville, TN 37208	**Detroit, MI 48226**	

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

Maxwell Borchers, an unmarried man

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. 83 on the Plan of Cephas Woodard Subdivision of Lots No. 5 and 6 Woodard Plan of record in Plat Book 161, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to True Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from George W. Lyons, married of record in Instrument No. 20141104-0101665 Register's Office for Davidson County, Tennessee, dated October 31, 2014 and recorded on November 04, 2014.

Being the same property conveyed to KF Legacy, LLC, a Tennessee Limited Liability Company by Warranty deed from True Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180409-0033077 Register's Office for Davidson County, Tennessee, dated March 30, 2018 and recorded on April 09, 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 1807 12th 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 ~~14th~~ 21st AR day of September, 2018:

KF Legacy LLC, a Tennessee Limited Liability Company

By: B

Brandon Knox, Sole Member

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Brandon 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 corporation.

Witness my hand, at office, this the ~~14th~~ 21st AR day of September, 2018.

My Commission Expires: 9/7/2020

Alyssa Rayne
Notary Public

20181470R

ALYSSA RAYNE STATE OF TENNESSEE NOTARY PUBLIC

ALYSSA RAYNE 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.

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)

