WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 157454 DEEDWARR
11/07/2018 02:54:20 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20181107-0110459

W-RGR-18-2413

DIANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

~~Affiant~~

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
KE Holdings, LLC	new owner	
(NAME)	(NAME)	**118-01-0-394.00**
~~2413 Vaulx Lane~~ P.O. Box 2801		
(ADDRESS)	(ADDRESS)	
~~Nashville, TN 37204~~ Oxford, MS 38655		
(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, **JAMES MEDARIES AND JESSIE MEDARIES LIVING IRREVOCABLE TRUST DATED OCTOBER 20, 2017,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KE HOLDINGS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY,** 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 Lot No. 1 on the Plan of Edgar C. Allen Subdivision of Lot No. 7 W.W. Henry Tract, of record in Plat Book 974, Page 28, Register's Of\u64257?ce for said County, Tennessee.

Said Lot No. 1 fronts 80 feet on the Westerly side of Vaulx Lane, formerly Kirkman Avenue, and runs back between lines, 171 feet on the northerly line and 185 feet six inches on the southerly line, to a \u64257?ve foot drainage ditch, on which it measures 31 feet 6 inches.

Being the same property conveyed to James R. Medaires and wife, Jessie Medaires by Warranty Deed from Robert M. Vernon and wife, Vola M. Vernon, of record in Book 4342, Page 913, Register's Office for Davidson County, Tennessee, dated June 16, 1969 and recorded on June 18, 1969. (Value or consideration shown in aforementioned Deed $10,489.80)

Being the same property conveyed to James Medaries and Jessie Madaries, Trustees of the James Medaries and Jessie Medaries Living Irrevocable Trust by Quitclaim Deed from James R. Medaires and his wife Jessie Medaires, of record in Instrument No. 20171205-0123964, Register's Office for Davidson County, Tennessee, dated October 20, 2017 and recorded on December 05, 2017. (Value of consideration shown in aforementioned Deed $0.00)

Being also known as 2413 Vaulx Lane, Nashville, Tennessee 37204

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 974, Page 28, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer Line set out in Deed of record in Book 1092, Page 189, 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: **2413 Vaulx Lane, Nashville, Tennessee 37204**.

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 hand(s) this the 1st DAY OF NOVEMBER, 2018.

James Medaries and Jessie Medaries Living Irrevocable Trust dated October 20, 2017

BY: James Medaries - Trustee
James Medaries
Trustee

BY: Jessie Medaries, Trustee
Jessie Medaries
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES MEDARIES, TRUSTEE of JAMES MEDARIES AND JESSIE MEDARIES LIVING IRREVOCABLE TRUST DATED OCTOBER 20, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st of November, 2018.

Darlene Edwards
Notary Public
My Commission Expires: 5-27-2020
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSIE MEDARIES, TRUSTEE of JAMES MEDARIES AND JESSIE MEDARIES LIVING IRREVOCABLE TRUST DATED OCTOBER 20, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st of November, 2018.

Darlene Edwards
Notary Public
My Commission Expires: 5-27-2020
(SEAL)

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