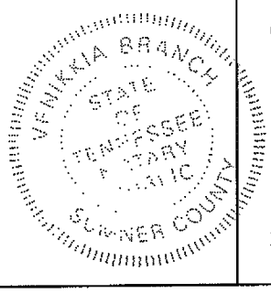
Karen Y Johnson Davidson County
Batch# 158060 DEEDWARR
11/09/2018 10:32:30 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20181109-0111007

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF NOVEMBER, 2018

Notary Public

MY COMMISSION EXPIRES: 9/25/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AK Development, LLC	owner at owner's address	
(NAME)	(NAME)	07207019900
912-A Spain Ave. (ADDRESS)	(ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Bridgette Niece Vaughan, Janice L Niece-Mitchell** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AK Development, LLC**, a limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS 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. 19 on the Preliminary Plat on the subdivision of Lots Nos. 25, 26, 27, 28 and 29 on the Plan of Keller's Subdivision of the Maxey Home Place, as of record in B ook 421, Page 86, Register's Office for said County and a tract of 6 acres and 158 poles, not of record, described according to a survey made by Anderson and Gee, Surveyors April 1946, as follows:

BEGINNING on the westerly margin of Huffine Street, at the corner of Lots Nos. 19 and 20; thence with the line between said two lots, westerly 205.8 feet to the northeast corner of Lot No. 17; thence along the easterly line of said Lot No. 17, southwardly 94 feet to the corner of Lots Nos. 18 and 19; thence with the line between said two lots, eastwardly 197 feet, more or less, to the westerly margin of Huffine Street; thence with said street, northwardly 100 feet to the beginning.

Being the same property conveyed to Bridgette Niece Vaughan and Janice Niece by virtue of that certain Quit Claim Deed dated March 29, 2017, and being of record at Instrument No. 20170330-0030953 in the Register's Office of Davidson County, Tennessee.

Sellers warrant that this porperty has not been used as their primary residence.

Janice Niece is one and the same as Janice L Niece-Mitchell.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1429 Huffine St. Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 hand this 8th day of November, 2018.

Bridgette Niece Vaughan VAUGHN

Bridgette Niece Vaughan

Janice L Niece-Mitchell

Janice L Niece-Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Bridgette Niece Vaughan and Janice L Niece-Mitchell,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of November, 2018.

Notary Public

My Commission Expires: 7/9/22

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/23/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-23-2019