	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $72,000.00. Affiant Subscribed and sworn to before me, this the 6th day of November, 2018. Notary Public My commission expires: 5/30/21

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

ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
KF Legacy LLC	**NEW OWNER**	**092-02-0-381**
415 Charlesgate Ct		
Nashville, TN 37215		

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,

Thomas W. Abernathy Sr. and Oglivia H. Abernathy, Trustees of Thomas W. Abernathy, Sr., Revocable Trust dated November 22, 1996

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

KF Legacy LLC, a Tennessee Limited Liability Company

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. 81 of Block No. 1 on the Plan of Heffernan Place of record in Plat Book 161, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 81 fronts 50 feet on the Northerly side of Alameda Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Thomas W. Abernathy, Sr., and wife, Oglivia H. Abernathy, as Trustees of the Thomas W. Abernathy, Sr., Revocable Trust, dated November 22, 1996 by Warranty deed from William Coleman and wife, Verica Coleman of record in Book 10891, page 540, Register's Office for Davidson County, Tennessee, dated April 20, 1998 and recorded on April 20, 1998.

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 2410 Alameda Street, Nashville, TN 37208

Karen Y Johnson Davidson County
Batch# 158258 DEEDWARR
11/09/2018 04:17:30 PM 3 pgs
Fees: $18.00 Taxes: $266.40
20181109-0111301

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 6th day of November, 2018:

Thomas W. Abernathy, Sr., Revocable Trust

By: Thomas W. Abernathy Sr. Trustee
Thomas W. Abernathy Sr., Trustee

By: Oglivia H. Abernathy, Trustee
Oglivia H. Abernathy, Trustee

STATE OF MD)
)
COUNTY OF Montgomery)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Thomas W. Abernathy, Sr. and Oglivia H. Abernathy, Trustees of Thomas W. Abernathy, Sr., Revocable Trust dated November 22, 1996, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 6th day of November, 2018.

My Commission Expires: 07-06-19

Joyce L. Evans
Notary Public

20181634R

Joyce L. Evans
Prince George's County, Maryland
Notary Public
My Commission Expires 7-6-19

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.

Alyssa Rayne

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.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

