WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 158634 **DEEDWARR**
11/13/2018 02:11:19 PM 2 pgs
Fees: $13.00 Taxes: $1,398.60

20181113-0111784

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF November, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.4.20

(AFFIX SEAL)

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Exp. AUG 4, 2020

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Liza Blandford	NEW OWNER	
(NAME)	(NAME)	
117 A Creighton Avenue		083-03-0I-002.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **KAYLA MCNIECE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LIZA BLANDFORD, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 117 Creighton Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140813-0072868, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kayla McNiece, a single woman, by Warranty Deed from BCG Properties, LLC, a Tennessee limited liability company, recorded on the 7th day of April, 2015 in Instrument No. 20150407-0030504, in the Register's Office of Davidson County, Tennessee.

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 117 A Creighton Avenue, Nashville, TN 37206
(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 7 day of November, 2018

KAYLA MCNIECE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kayla McNiece, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of November, 2018.

Commission expires: 7/19/2022

Rebecca Anderson
Notary Public

Rebecca Anderson
Notary Public, State of Georgia
Houston County
My Commission Expires July 19, 2022