WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 167949 DEEDWARR
11/28/2018 12:26:29 PM 2 pgs
Fees: $13.00 Taxes: $1,894.40

20181128-0116047

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $512,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF November, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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
KE Holdings, LLC	New Owner	
PO Box 2701 (NAME) ~~1406 5th Ave. N.~~	(NAME)	082-09-0-088.00
Oxford MS (ADDRESS) 38655 ~~Nashville, TN 37208~~	(ADDRESS)	
(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, **BBW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KE HOLDINGS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract No. 1: Land in Davidson County, Tennessee, being the Southerly 40 feet of Lot No. 64 on the Plan of D.T. McGavock's First Addition to Nashville, as of record in Book 10, Pages 606 and 609, Register's Office for said County.

Said part of Lot No. 64 fronts 40 feet on the Easterly, side of 5th Avenue, North, formerly Summer Street, and extends back between parallel lines 174 ft., more or less to an alley.

Tract No. II: A strip of land 9 inches in width, being a part of the North portion of Lot No. 65 in the D.T. McGavock's First Addition to Nashville, a plan of which is of record in Book No. 10, Pages 606 and 609, Register's Office for Davidson County, Tennessee.

Said 9 inch strip of land runs along the dividing or marginal line between Lots 64 and 65 on said plan, fronting 9 inches on the East side of 5th Avenue, North, formerly N. Summer Street, and running back between parallel lines, following said margin between said two lots, a distance of 172 ft. more or less, to an alley in the rear.

Being the same property conveyed to BBW Properties, LLC, a Tennessee limited liability company by Warranty Deed from Kathleen Marie O'Neill, unmarried, recorded on the 22nd day of September, 2015 in Instrument No. 20150922-0096435, in the Register's Office of Davidson County, Tennessee.

This Warranty Deed also corrects clerical/typo errors on Warranty Deed of record in Instrument No. 20150922-0096435, Register's Office for said County.

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 1406 5th Ave. N, Nashville, TN 37208
(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 27th day of November, 2018

BBW PROPERTIES, LLC

BY: _____
BARRY B. WHITE, MANAGING MEMBER

BY: _____
B. BRANAN WHITE, MANAGING MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Barry B. White and B. Branan White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Managing Members of BBW Properties, LLC the within named bargainor, a limited liability company and that they as such Managing Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Members.

Witness my hand and official seal at Nashville, Tennessee this 27th day of November, 2018.

Commission expires:

_____
Notary Public