Karen Y Johnson Davidson County
Batch# 168060 DEEDWARR
11/28/2018 03:33:30 PM 4 pgs
Fees: $23.00 Taxes: $329.30
20181128-0116210

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/30/21

(AFFIX SEAL)

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KF Legacy, LLC, a Tennessee Limited Liability Company	New Owner (NAME)	
415 Charlesgate Court (ADDRESS)	(ADDRESS)	081-15-0-320.00
Nashville, TN 37215-1841 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Herbert Taylor, James Taylor, Zynthia Fay Taylor, and Latoya Taylor Clark, Heirs at Law of the Estate of Edna Gross Taylor, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KF Legacy, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantees, their heirs 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. 37 ON THE MAP OF BRANSFORD REALTY'S COMPANY RE-SUBDIVISION OF PART OF THE MANLOVE ADDITION, OF RECORD IN BOOK 421, PAGE 53, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO EDNA GROSS TAYLOR, UNMARRIED BY WARRANTY DEED FROM THE NASHVILLE HOUSING FUND, INC., OF RECORD IN BOOK 11697, PAGE 237, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. EDNA GROSS TAYLOR DIED UNMARRIED AND INTESTATE ON 12/10/1999, SURVIVED BY ALL FOUR OF HER CHILDREN BORN TO HER DURING HER LIFE, BEING HERBERT TAYLOR, JAMES TAYLOR, ZYNTHIA FAY TAYLOR, AND LATOYA TAYLOR CLARK. AS PER AFFIDAVITS OF HERSHIP BEING SIMULTANEOUSLY RECORDED HEREWITH IN INSTRUMENT NO. 20181126-0115325 AND INSTRUMENT NO. 20181126-0115326, SAID REGISTER'S OFFICE.

CHRISTOPHER JETTON EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF ZYNTHIA FAY TAYLOR, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 201811280116209, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1724 Knowles Street, 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.

WARRANTY DEED
(Continued)

Heirs at Law of the Estate of Edna Gross Taylor

Herbert Taylor

James Taylor

Zynthia Fay Taylor by Christopher Jetton, her Attorney-in-Fact

Zynthia Fay Taylor by Christopher Jetton, her Attorney-in-Fact

Latoya Taylor Clark

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Herbert Taylor, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of November, 2018.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Taylor, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of November, 2018.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

State of Tennessee
County of Davidson

On this 16th day of November, 2018, before me, a Notary Public, in and for said County and State, personally appeared Christopher Jetton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Zynthia Fay Taylor, acknowledged that such persons executed the same as the free act and deed of the said Zynthia Fay Taylor.

Witness my hand and official seal, this the 16th day of November, 2018.

Notary Public

My commission expires:

(Seal)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

WARRANTY DEED
(Continued)

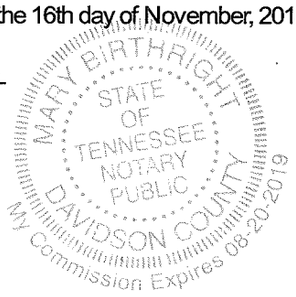
STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Latoya Clark, the herein bargainor(s), 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 the 16th day of November, 2018.

Notary Public



My Commission Expires:

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

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.

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.

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

