Box #14
G# 31479.3

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 177433 **DEEDWARR**
12/26/2018 09:02:49 AM 2 pgs
Fees: $13.00 Taxes: $873.20

20181226-0124823

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$236,000.00.**

Affiant

Subscribed and sworn to before me, this the **21st** day of **December, 2018.**

Notary Public

My commission expires: 11/8/21

(AFFIX SEAL)

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
McKiss, LLC	**"New Owner"**	**Lot 14 090-08-0-099-00** **Lot 15 090-08-0-216-00**
5065 Villa Crest Drive		
Nashville, TN 37220		

FOR AND IN 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,

Kiss L.P., a Tennessee limited partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

McKiss LLC, a Tennessee 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:

LAND in Davidson County, Tennessee, being Lot No.14 and Lot No. 15, on the Plan of West Nashville Annex, of record in Plat Book 332, Page 24, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property (Lot 14) conveyed to Kiss, LP, a Tennessee limited partnership, by Warranty Deed from Erma Olene Clendening, Beverly Lynn Clendening and James Robert Clendening, being Heirs at Law of James Lester Clendening dated January 8, 2014, of record in Instrument No. 20140109-0002434, Register's Office for Davidson County, Tennessee.

BEING all of the same property (Lot 15) conveyed to Kiss L.P., a Tennessee limited partnership by Warranty Deed from Ziv Gottlieb and Eric P. Johnson dated January 3, 2014, of record in Instrument No. 20140106-0001317 Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 332, Page 24, Register's Office for Davidson County, Tennessee;

2) Taxes which have been prorated between the parties and were paid by the Grantor herein and for the subsequent years, not yet due and payable.

This is Improved (____) Unimproved (__X__) property, known as **621 & 623 James Avenue, Nashville, TN 37209**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this **21st** day of **December, 2018.**

Kiss, LP, a Tennessee limited partnership

By: _____
Eric Johnson, General partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Eric Johnson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **General partner of Kiss LP, a Tennessee limited partnership**, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the said **Eric Johnson as General partner**.

Witness my hand, at office in Nashville, Tennessee, **this 21st** day of **December, 2018**.

_____
Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY