RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811391

Karen Johnson Davidson County
Batch# 188306 DEEDWARR
01/25/2019 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,159.95
20190125-0007435

WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, 2019

NOTARY PUBLIC

My commission expires: 7-24-21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Ramon Perez 208 Cleveland Street Nashville, TN 37207	F&M Bank 10 Cadillac Dr., Ste 100 Brentwood, TN 37040	082-03-0-155.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirteen Thousand Five Hundred and 00/100 Dollars ($313,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **INVESTMENTS BY DESIGN, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KYLE RAMON PEREZ, SINGLE MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the map of Dr. V. S. Lindsleys Addition to Edgefield, being a re-subdivision of Lot 86 and part of Lot 87, as of record in Book 3106, page 130, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Investments By Design, LLC, by Warranty Deed from Michael Rogers, an unmarried man, dated 7/14/2017, recorded 7/24/2017, of record in Instrument No. 20170724-0074337, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 208 Cleveland Street, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 22nd day of January, 2019.

INVESTMENTS BY DESIGN, LLC

BY: Caryn Baker
ITS: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Caryn Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Manager of Investments By Design, LLC, the within named bargainor and that she as such Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the company by herself as Manager.

WITNESS my hand and seal, this the 22nd day of January, 2019.

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

Frank W. Roberts
Printed Notary Name

My commission expires: 10/6/21

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019