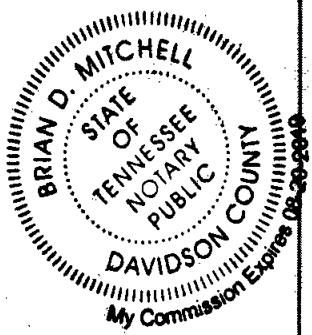
Karen Johnson Davidson County
Batch# 202838 DEEDWARR
03/06/2019 03:09:25 PM 2 pgs
Fees: $13.00 Taxes: $2,623.30

20190306-0020681



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 709,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2019

Brian D. Mitchell

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald L. Shephard and Lee Ann Shephard	New Owner	105011H00100C0
(NAME) 1021A 15th Ave South	(NAME)	
(ADDRESS) Nashville, TN 37212	(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,

KEY CITY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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

RONALD L. SHEPHARD AND LEE ANN SHEPHARD, HUSBAND AND WIFE,

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 all of Unit A of Music Row Villas of record in exhibit "C" of the Declaration of Convenants, Conditions, and Restrictions for Music Row Villas Townhome Association of record in Instrument No. 20170726-0075643, reference hereby made for a more particular description of said property.

Being part of the same property conveyed to Key City Properties, LLC by Deed dated August 6, 2015 from Cheryl Fitzgerald, Rosalyn Smith, Karen Smith, Calvin Smith, Tracy Smith, Kathy Wells, Ronald Peden (brother of Kenneth Peden, Sr.), Alicia Renee Peden, Duane Peden, Sharmaine Peden, Carl Hazelwood, Christopher Hazelwood, Kenneth Peden, Jr., Ronald Peden (son of Kenneth Peden Sr.), Brenda Hood, Guardian of minor child, Ryce Hood, recorded April 20, 2017, of record in Instrument Number 20170420-0038775, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1021 A 15th Avenue South, Nashville, TN 37212

LT&E File #15406

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GNC-19-1021A

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/our hand(s) this 4th day of March, 2019

Key City Properties, LLC

By: _____
Stephen Bock, Member

By: _____
Christopher DeStefano, Member

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Before me, the undersigned, of the state and county mentioned, personally appeared Stephen Bock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Key City Properties, LLC the within named bargainor, a corporation, and that he as such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as such Member.

Witness my hand, at office, this 4th day of March, 2019.

_____
Notary Signature
My commission expires: May 18, 2021

JULIAN C. CASTELLANOS
COMM. #2197594
Notary Public · California
Los Angeles County
My Comm. Expires May 18, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, of the state and county mentioned, personally appeared Christopher DeStefano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Key City Properties, LLC the within named bargainor, a corporation, and that he as such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as such Member.

Witness my hand, at office, this 5 day of March, 2019.

_____
Notary Signature
My commission expires: 11/14/21

STATE OF TENNESSEE NOTARY PUBLIC
J. TRENT LEHMAN
WILLIAMSON COUNTY

LT&E File #15406