Karen Johnson Davidson County
Batch# 202887 DEEDWARR
03/06/2019 04:01:27 PM 2 pgs
Fees: $13.00 Taxes: $2,516.00

20190306-0020760

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2019

Carmen Coats
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
Ilex Pounders and Sarah J. Pounders	BANK OF AMERICA	105012N00100CO
(NAME)	(NAME)	
1002A Southside Ave	4500 AMON CARTER BLVD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	FORT WORTH, TX 76155	
(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

ILEX POUNDERS AND SARAH J. POUNDERS, 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 Unit A on the Plan of 1002 Southside Homeowners Association as set forth in Exhibit "C" of the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20161222-0135040 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Key City Properties, LLC, a Tennessee Limited Liability Company by Deed dated July 20, 2016 from M D Properties, LLC, a Tennessee Limited Liability Company, recorded July 22, 2016, in Instrument Number 20160722-0075478, 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: 1002A Southside Avenue, Nashville, TN 37203

LT&E File #15378

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, a Tennessee Limited Liability Company

By: _____
Stephen C. Bock, Member

By: _____
Christopher M. DeStefano, Member

STATE OF CALIFORNIA
COUNTY OF Los Angeles

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

Witness my hand and seal this 4th day of March, 2019.

_____
Notary Signature

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

Printed Name: Julian C Castellanos

My commission expires: May 18, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and seal this 4 day of March, 2019.

_____
Notary Signature

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Printed Name: _____

My commission expires: 11/14/21

LT&E File #15378