Karen Johnson Davidson County
Batch# 203966 DEEDWARR
03/08/2019 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20190308-0021605

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me, this the 7th day of March, 2019.

Notary Public

My commission expires: 1/3/23

(AFFIX SEAL)

LEE A. GARSIDE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

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
KE Holdings, LLC, **a Mississippi limited liability company**	New Owner	**Map 116-04-0 Parcel 134.00**
P.O. Box 2701		
Oxford, MS 38655-4400		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jane Helen Draper, unmarried

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

KE Holdings, LLC, a Mississippi **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:

Being Lot No. 7 and part of Lot No. 20 on the Plan of Clearview Subdivision, as of record in Book 843, Page 8, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Estes, formerly Wilson Avenue, at the corner of Lots Nos. 7 and 8; thence with the line between said two lots, westwardly 95 feet to a point in Lot No. 20; thence northwardly 73 feet, more or less, to the corner of Lots Nos. 20 and 21; thence with the line between Lots Nos. 7 and 21, northwardly 13.3 feet more or less to the corner of Lots Nos. 6 and 7; thence with the line between said two lots, eastwardly 99 feet to the westerly margin of Estes Avenue; thence with said Avenue, southwardly 85 feet to the beginning.

Being the same property conveyed to Robert Bruce Draper and wife, Jane Helen Draper, by Deed dated June 6, 1972 from Henrietta L. Ruth, of record in Book 4619, Page 276, Register's Office for Davidson County, Tennessee. The said Robert Bruce Draper having since died on April 5, 2018, leaving Jane Helen Draper as the surviving tenant by the entirety.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 843, Page 8, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3956, Page 935, Register's Office for Davidson County, Tennessee. (3) Restrictive Covenants contained in instrument of record in Book 753, Page 212, Register's Office for Davidson County, Tennessee. Note: Said Restrictions are not applicable to portions thereof that have already expired. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **613 Estes Road, Nashville, TN 37215**

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 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 7th day of March **2019.**

Jane Helen Draper

Jane Helen Draper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jane Helen Draper,** the within named seller, 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 at Nashville, Tennessee, this 7th day of March **, 2019.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 1/17/21

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)