Karen Johnson Davidson County
Batch# 207020 DEEDWARR
03/18/2019 11:51:31 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00

20190318-0024426

WHITNEY LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of March, 2019

Notary Public

MY COMMISSION EXPIRES: 8/29/2020

(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
Wrenco 18, LLC	New Owner	093133A00100CO & 093133A00200CO
(NAME)	(NAME)	
2401 E. 32nd Street, 10-131		
(ADDRESS)	(ADDRESS)	
Joplin, MO 64804		
(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

WRENCO 18, 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 Units A and B of 1405 Sigler Villas Homeowners Association, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1405 Sigler Villas Homeowners Association, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161222-0135042, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1405 Sigler Villas Homeowners Association, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "C" to said Declaration appearing in Instrument No. 20161222-0135042, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Key City Properties, LLC, a Tennessee Limited Liability Company by Deed dated August 18, 2016 from Linda Clark, Sheila Renee Scott, Carolyn Westmoreland, Michael Dennis Scott, Vonda Battle, Eris Steele, Alfreda Cole, Sheree Booker, Mingo Johnson, Erica Greer, Alteisha Cole, Alfred Teon Cole, William Smith, Jackie Gross, Lamarr Buford, Tevin Smith, and Tavares Smith, recorded August 19, 2016, in Instrument Number 20160819-0086983, 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 *Unimproved* property is commonly known as: 1405 A & B Sigler Street, Nashville, TN 37203

LT&E File #15364

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 _____ 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 13th day of March, 2019.

_____
Notary Signature

My commission expires: May 18, 2021

NRO1 JULIAN C. CASTELLANOS COMM. #2197594 Notary Public - California Los Angeles County My Comm. Expires May 18, 2021 NRO1

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 14 day of March, 2019.

_____
Notary Signature

My commission expires: 2/29/2020

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

LT&E File #15364