Pl...
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 213532 DEEDWARR
04/03/2019 12:22:57 PM 2 pgs
Fees: $13.00 Taxes: $2,645.50

20190403-0030296

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

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
Charles H. Girard	New Owner	105011H00200C0
(NAME)	(NAME)	
1021 B 15th Ave S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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

CHARLES H GIRARD, UNMARRIED,

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 B 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, a Tennessee Limited Liability Company by Deed dated August 4, 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, 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 B 15th Avenue South, Nashville, TN 37212

LT&E File #15435

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 29th day of March, 2019

Key City Properties, LLC, a Tennessee Limited Liability Company

By: _____
Stephen Bock, Member

By: _____
Christopher DeStefano, Member

STATE OF California
COUNTY OF Los Angeles

Before me, a Notary Public, 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 such person to be Member of Key City Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Stephen 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 27th day of March, 2019.

_____
Notary Signature

My commission expires: 07/01/2021

DAVID FLORES
COMM. #2203439
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires 07/01/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public, 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 such person to be Member of Key City Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Christopher 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 28 day of March, 2019.

_____
Notary Signature

My commission expires: 11/14/21

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #15435