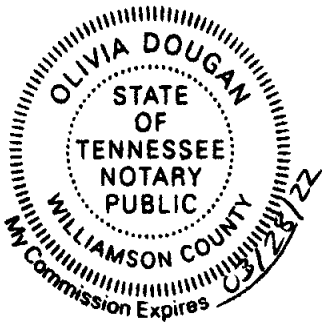


STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2019

Notary Public

MY COMMISSION EXPIRES: 03/28/2022

(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
Matthew White	New Owner	105-02-0-451
(NAME) 415 35th Avenue N.	(NAME)	
(ADDRESS) Nashville, TN 37209	(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

MATTHEW WHITE, MARRIED,

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 Lot No. 3 on the plan of SECTION ONE HUNDRED, EDGEHILL ESTATES, of record in Book 4860, Page 25, Register's Office for said County.

Said Lot No. 3 fronts 52.00 feet on the easterly margin of 9th Avenue South and extends back 153.45 feet on the northerly line and 153.45 feet on the southerly line to a dead line in the rear, measuring 52.0 feet thereon.

Being the same property conveyed to Key City Properties, LLC, a Tennessee Limited Liability Company by Deed dated November 30, 2016 from Michael Aundra Alexander, and wife, and Donnita Dominque Alexander, Husband and wife,, recorded December 1, 2016, in Instrument Number 20161201-0126060, 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: 1022 9th Avenue South, Nashville, TN 37203

LT&E File #15217

Karen Johnson Davidson County
Batch# 223681 DEEDWARR
04/30/2019 09:22:20 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00

20190430-0039683

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 16 day of April, 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 16th day of April, 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 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 _____ day of April, 2019.

_____
Notary Signature

My commission expires:_____

LT&E File #15217

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 16 day of April, 2019

Key City Properties, LLC, a Tennessee Limited Liability Company

By: _____
Stephen Bock, Member

By: _____
Christopher DeStefano, Member

STATE OF CALIFORNIA
COUNTY OF _____

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 ____ day of April, 2019.

_____
Notary Signature

My commission expires:_____

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 16 day of April, 2019.

_____
Notary Signature

My commission expires: 11/14/21

STATE OF TENNESSEE NOTARY PUBLIC
TRENT LEHMAN
COUNTY OF WILLIAMSON

LT&E File #15217