Karen Johnson Davidson County
Batch# 223714 DEEDWARR
04/30/2019 09:50:30 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20190430-0039737

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: 6/21/22
File No. G19-5169

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Leanna McKee (NAME) | Leanna McKee (NAME) | 82-4-140 |
| 202 Ivy Drive (STREET ADDRESS) | 202 Ivy Drive (STREET ADDRESS) | |
| Hendersonville, TN 37075 (CITY) (STATE) (ZIP) | Hendersonville, TN 37075 (CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Flipping Soigne, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leanna McKee, a married woman**, 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. 156 on the Plan of Sharpe and Crutcher's Addition to East Nashville, as of record in Book 57, Page 82, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Flipping Soigne, LLC, a Limited Liability Company by Deed dated May 10, 2017 from Equity Trust Company Custodian FBO Jerry W. Jarrett IRA, recorded May 15, 2017, in Instrument Number 20170515-0047810, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 57, page 82, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1002 North 7th Street, Nashville, TN 37207.

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. Whenever 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 April, 2019.

Flipping Soigne, LLC, a Tennessee Limited Liability Company

By: _____
Janet L. Pollock, Member

---

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Janet L. Pollock, Member of Flipping Soigne, LLC, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Member of Flipping Soigne, LLC., and is authorized by Flipping Soigne, LLC., to execute this instrument on behalf of Flipping Soigne, LLC.

Witness my hand and seal, at office this 29th day of April, 2019.

_____
Notary Signature

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Printed Name: Michael T. Moser

My commission expires: 3/20/2020

---

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**