Karen Johnson Davidson County
Batch# 247180 DEEDWARR
06/24/2019 09:07:24 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20190624-0060508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE 2019

Notary Public

MY COMMISSION EXPIRES: 3/21/22

(AFFIX SEAL)

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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
American Homes, LLC	New Owner	09209034400 & 09209038900
(NAME) 637 Nevins Place	(NAME)	
(ADDRESS) Nolensville TN 37135	(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

AMERICAN HOMES, 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:

Being Lot Numbers 49-A and 49-BZone Lot Division of Lot Nos. 47, 48, 49, 50, and 51 on the Plan of Wilcox Subdivision, of record in Plat Book 6200, Page 428, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description of said lots.

Being the same property conveyed to Key City Properties LLC, a Limited Liability Company by Deed dated May 19, 2017 from Wayne Allen, Unmarried, recorded May 22, 2017, in Instrument Number 20170522-0050387, in the Official Records of Davidson County, Tennessee. Being the same property also conveyed by Deed from Karen Johnson, an unmarried individual, recorded on May 23, 2017, of record in Instrument No. 20170523-0051206, said Register's Office.

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: 3317 Felicia Street, Nashville, TN 37209

LT&E File #15754

19-S685

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 19th day of June, 2019

Key City Properties LLC, a Tennessee Limited Liability Company

By: _____
Stephen Bock, Member

By: _____
Christopher DeStefano, Member

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 20 day of June, 2019.

_____
Notary Signature

My commission expires: 11/14/21

COUNTY OF WILLIAMSON - J. TRENT LEHMAN - STATE OF TENNESSEE NOTARY PUBLIC

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 19th day of June, 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

LT&E File #15754