

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $369,900.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2019.

Notary Public

My commission expires: 2/15/2021

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 258222 DEEDWARR
07/17/2019 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20190717-0069948

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
James A. Thomas and Miyoshi M. Thomas	New Owner	**081-07-0-093**
2000 14th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KF Legacy, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James A. Thomas and Miyoshi M. Thomas, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Southern 40 feet of Lot No. 20 on the Plan of Ira Crandall's Subdivision of record in Plat Book 17, Page 297, in the Register's Office for Davidson County, Tennessee.

Said Southern 40 feet of Lot No. 20 fronts 40 feet on the East side of 14th Avenue, North, formerly called Marr Street and runs back between parallel lines along the North side of North Clay Street 130 feet to an alley 20 feet wide.

Being the same property conveyed to Albert L. Menefee, Jr. by warranty deed from Plus City Land Co., Inc. of record in Book 4871, page 789, Register's Office for Davidson County, Tennessee, dated 11/22/1978 and recorded on 11/27/1974. The said Albert L. Menefee, Jr. is now deceased.

Being the same property conveyed to Valere Potter Menefee by executor's quitclaim deed from Albert L. Menefee, III, Personal Representative of the Estate of Albert L. Menefee, Jr. of record in Instrument No. 20100331-0024018 Register's Office for Davidson County, Tennessee, dated 03/26/2010 and recorded on 03/31/2010. The said Valere Potter Menefee is now deceased.

Being the same property conveyed to KF Legacy, LLC, a Tennessee Limited Liability Company by Personal Representative's Deed deed from Bank of America, N.A., as Personal Representative of the Estate of Valere P. Menefee of record in Instrument No. 20180618-0058450 Register's Office for Davidson County, Tennessee, dated June 13, 2018 and recorded on June 18, 2018.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 2000 14th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 15th day of July, 2019:

KF Legacy, LLC, a Tennessee Limited Liability Company

By: _____
Brandon C. Knox

STATE OF TENNESSEE)
)
COUNTY OF ~~WILLIAMSON~~ DAVIDSON AR)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Brandon C. Knox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Sole Member of KF Legacy, LLC, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said grantor.

Witness my hand, at office, this the 15th day of July, 2019.

My Commission Expires: 9/7/2020

_____
Notary Public

20191342R

ALYSSA RAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

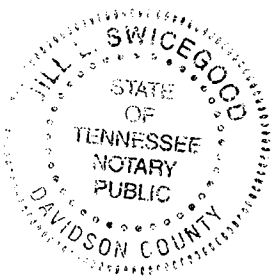
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

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