Karen Johnson Davidson County
Batch# 278078 DEEDWARR
08/30/2019 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $832.13
20190830-0087947

WARRANTY DEED

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

A-BD-19-212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kimberly Young	**First Community Mortgage**	
(NAME) **212 Melmack Drive**	(NAME) 262 Robert Rose Dr. Suite 200	**148-06-0-077.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **1242 PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIMBERLY YOUNG, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot 92, Murray Heights, as shown on plat of record in Book 2663, Page 37, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 92 fronts 126.37 feet on the north side of Melmack Drive and extends back between lines, 159.8 feet on the west line and 110.28 feet on the east line, to a dead line in the road and which it measures 104.92 feet.

Being the same property conveyed to Benny L. Kirby and wife, Faye H. Kirby by Warranty deed from Jimmy Adams Bean and wife, Joan M. Bean of record in Book 3180, page 39, Register's Office for Davidson County, Tennessee, dated January 30, 1961 and recorded on January 31, 1961.

Being the same property conveyed to Benjamin Dubose by Warranty deed from Benny L. Kirby and wife, Faye H. Kirby of record in Instrument No. 20190510-0044189 Register's Office for Davidson County, Tennessee, dated May 03, 2019 and recorded on May 10, 2019.

Being the same property conveyed to 1242 Property Solutions, LLC., a Tennessee limited liability company by Quitclaim deed from Benjamin Dubose of record in Instrument No. 20190705-0065976 Register's Office for Davidson County, Tennessee, dated July 03, 2019 and recorded on July 05, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 37, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2706, Page 329, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **212 Melmack Drive, Nashville, Tennessee 37211**.

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 hand(s) this the 29 DAY OF AUGUST, 2019.

1242 Property Solutions, LLC, a Tennessee Limited Liability Company

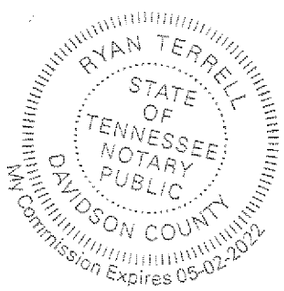
BY: _____
Ben Dubose
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEN DUBOSE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of 1242 PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of August, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.