Warranty Deed

Karen Johnson Davidson County Batch# 282251 **DEEDWARR** 09/06/2019 03:40:22 PM 2 pgs Fees: $13.00 Taxes: $1,526.25 20190906-0090331	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $412,500.00. Affiant Subscribed and sworn to before me, this the 30th day of August, 2019. Notary Public My commission expires:

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nathan Charles Moore Morgan McMillan Moore	new owners	081-03-0-242.01
2133 11th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/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 **NATHAN MOORE AND MORGAN MOORE, 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:

Land in Davidson County, Tennessee, being the Southerly 75 feet of the Easterly 75 feet of the Northerly 145 feet of Lot No. 29 on the Plan of Owen's Plan of Buena Vista Lots of record in Plat Book 57, Page 26, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 29 fronts 75 feet on the Southerly side of Cecilia Avenue, formerly Spring Street, and runs back between parallel lines with the Westerly margin of 11th Avenue North, formerly Buchanan Street, 145 feet, more or less, to an alley.

Being the same property conveyed to Michael W. Bryan, a single person by Installment deed from Dewey Burnett and wife, Carrie Bell Burnett of record in Book 10066, page 636, Register's Office for Davidson County, Tennessee, dated May 17, 1996 and recorded on May 30, 1996.

Being the same property conveyed to Richard A. Yorke by Quitclaim deed from Michael W. Bryan of record in Instrument No. 20180703-0064697 Register's Office for Davidson County, Tennessee, dated July 2, 2018 and recorded on July 3, 2018.

Being the same property conveyed to Josh Terry, Trustee of the 2133 11th Ave N Trust by Warranty deed from Richard Yorke, a single man of record in Instrument No. 20180904-0087051 Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on September 04, 2018.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-C-19-2133

Being the same property conveyed to KF Legacy, LLC by Warranty deed from Josh Terry, Trustee of the 2133 11th Ave N Trust of record in Instrument No. 20180904-0087052 Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on September 04, 2018.

Being also known as 2133 11th Avenue North Nashville, Tennessee 37208.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2133 11th Avenue North, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of August, 2019.

KF Legacy, LLC

By: _____
Brandon C. Knox, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon C. Knox, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of KF Legacy, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 29 day of August, 2019.

_____
Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021