WARRANTY DEED

Karen Johnson Davidson County
Batch# 306056 DEEDWARR
10/25/2019 08:55:07 AM 2 pgs
Fees: $13.00 Taxes: $1,264.62

20191025-0109474

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,789.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21ST DAY OF OCTOBER, 20 19.

Notary Public

MY COMMISSION EXPIRES: 3/13/2022
(AFFIX SEAL)

APRIL D. WIDEMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason D. Nicholson and Carrie D. Nicholson	CMG Mortgage Inc., dba CMG Financial	
(NAME)	(NAME)	13307015800
3327 Marcus Drive	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Ramon CA 94583	
(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, **KEA Properties, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason D. Nicholson and Carrie D. Nicholson, Husband and Wife,** HEREINAFTER CALLED THE GRANTEE, 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. 127 on the Plan of Glencoe Acres, Section I, of record in Book 1835, Page 137, Register's Office for Davidson County, Tennessee.

Said Lot No. 127 fronts 72 feet on the southwesterly side of Marcus Drive and runs back 187.9 feet on the northwesterly line and 168.5 feet on the southeasterly line, to a dead line, measuring 113.7 feet thereon.

Being the same property conveyed to KEA Properties, LLC, a Tennessee limited liability company by Warranty Deed from James E. Reams, unmarried of record in Instrument No. 20190304-0019712, Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on March 04, 2019. (Value of consideration shown in aforementioned deed $170,000.00.)

Being the same property conveyed to James E. Reams by Warranty Deed from Thomas Stanley Lyell and wife, Eunetta Sue Lyell of record in Instrument No. 20041109-0135334, Register's Office for Davidson County, Tennessee, dated November 05, 2004 and recorded on November 09, 2004. (Value of consideration shown in aforementioned deed $167,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 1835, page 137 and Book 2099, page 408, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3327 Marcus Dr Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 21st day of October, 2019.

Elliott Rushing, Member

Kesha Rushing, Member

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Elliott Rushing and Kesha Rushing with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be KEA Properties, LLC the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as members.

WITNESS my hand and official seal at office this 21st day of October, 2019.

Notary Public

My Commission Expires: 10/2/2023

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON