Karen Johnson Davidson County
Batch# 312947 DEEDWARR
11/07/2019 02:44:14 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20191107-0115307

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2019

Notary Public

MY COMMISSION EXPIRES: 11-20-21

(AFFIX SEAL)

JUDY REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MountainLand Estates, LLC, a Utah limited liability company	MountainLand Estates, LLC, a Utah limited liability company	08111034700
(NAME)	(NAME)	
PO Box 4836	PO Box 4836	
(ADDRESS)	(ADDRESS)	
Logan, UT 84323	Logan, UT 84323	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **KF Legacy, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MountainLand Estates, LLC, a Utah limited liability company,** a Utah 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:

Land in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 286 in McGavock Wetmore and Others' 2nd Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Said part of said Lot No. 286 fronts 25 feet on the westerly side of 14th Avenue NOrth and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to KF Legacy, LLC by deed from Melvin R. Booker, a single person, dated 9-27-18 of record in Instrument #20181001-0097273, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 1731 14th Avenue, Nashville, TN 37208
(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 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 hands this 24th day of October, 2019.

KF LEGACY, LLC

Chief Manager

Brandon Knox
Chief Manager

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority in and for the said county and state, on this 24th day of October, 2019, within my jurisdiction, the within named Brandon Knox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Chief Manager of KF Legacy, LLC, a Tennessee limited liability company, and that for and on behalf of the said Tennessee limited liability company, and as its free act and deed he executed the above and foregoing instrument, after first having been duly authorized by said Tennessee limited liability company so to do.

WITNESS my hand and seal this 24th day of October, 2019.

Judy Reed

Notary Public Judy Reed
My Commission Expires: 11-20-21

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 1597