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Karen Johnson Davidson County
Batch# 314518 DEEDWARR
11/12/2019 12:01:28 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20191112-0116429

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this the 7th day of November, 2019.

Notary Public

My commission expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Adele Willis	ASCEND FEDERAL CREDIT UNION	**091-13-0-210.00**
6131 Obrien Avenue	520 AIRPARK DRIVE	
Nashville, TN 37209	TULLAHOMA, TN 37388	

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

Adele Willis, unmarried woman

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 part of Lot No. 24, Block A on the Plan of Croleywood Subdivision, Section One of record in Plat Book 1130, Page 65, 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. 24 fronts 14 feet on its East boundary on the West side of West Bend Drive, running back 156.26 feet on the North line and 150 feet on the South line and is 60 feet across the West boundary.

Being the same property conveyed to Robert L. Johnson and wife, Barbara J. Johnson by Warranty Deed from R. V. Perkerson Sr. and wife, Frances Elizabeth Perkerson & J. B. Annam, of record in Book 4723, Page 826, Register's Office for Davidson County, Tennessee, dated June 29, 1973 and recorded on June 29, 1973.

The said Robert L. Johnson having since died leaving his wife, Barbara J. Johnson as surviving tenant by the entirety.

Being a portion of the same property conveyed to West Nashville Living, LLC, a Tennessee Limited Liability Company by Warranty Deed from Barbara J. Johnson, unmarried, of record in Instrument No. 20180518-0047826, Register's Office for Davidson County, Tennessee, dated May 17, 2018 and recorded on May 18, 2018.

Being the same property conveyed to KF Legacy, LLC, a Tennessee limited liability company by Warranty deed from West Nashville Living, LLC, a Tennessee limited liability company of record in Instrument No. 20181029-0107058 Register's Office for Davidson County, Tennessee, dated October 25, 2018 and recorded on October 29, 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 6131 Obrien Avenue, Nashville, TN 37209.

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 7th day of November, 2019:

KF Legacy LLC, a Tennessee Limited Liability Company

By: _____
Brandon Knox

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Brandon 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, a Tennessee Limited Liability Company, 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 7th day of November, 2019.

My Commission Expires: 9/7/2020

Alyssa Rayne
Notary Public

20191700R

ALYSSA RAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY