(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

OFFICIAL STAMP LEWIS BEN SUEN SEQUEIRA NOTARY PUBLIC-OREGON COMMISSION NO. 958900 MY COMMISSION EXPIRES FEBRUARY 27, 2021 (Notary Stamp)	STATE OF ~~TENNESSEE~~ Oregon COUNTY OF ~~Williamson~~ Multnomah The actual consideration or value, whichever is greater, for this transfer is $400,000.00 Grace M McKay Affiant zzw Subscribed and sworn to before me, this ~~26th~~ day of November, 2019. Notary Public My commission expires: 2/27/2021

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 325820 DEEDWARR
12/06/2019 09:25:28 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20191206-0125965

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kahele Koenig	**New Owner**	**104-06-0-129.00**
3407 Love Circle		
Nashville, TN 37212		

FOR AND IN 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 ACKNOWLEDGE, WE,

Grace M. McKay, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kahele Koenig, an unmarried man

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 Part of Lot Nos. 100 and 101 on the Plan of Bransford Realty Co's West End Heights Subdivision of record in Book 332, Pages 124 and 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the southerly side of Love Circle at a point 50 feet West of the corner of Lot Nos, 101 and 102 on said plan; thence with the southerly margin of Love Circle westwardly 60 feet to M.E. Alexander's Northeast corner; thence with his easterly line southwardly 170 feet, more or less, to the northerly margin of an alley; thence

eastwardly with the northerly margin of said alley 38 feet; thence northwardly 160 feet, more or less, to the southerly margin of Love Circle, the place of beginning.

Being the same property conveyed to Grace M. McKay, by Warranty Deed, from Jeff Lane, dated December 27, 2012, of record in Instrument No. 20121231-0120552, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3407 Love Circle, Nashville, TN 37212

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 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/our hand(s) this 26th day of November, 2019

Grace M McKay

Grace M. McKay

*I certify by my signature that this property has been used for investment purposes only and has never been the marital residence of the grantor.

STATE OF Oregon
COUNTY OF Multnomah

On this 26th day of November, 2019, before me personally appeared Grace M. McKay, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of November, 2019.

Notary Signature
My commission expires: 2/27/2021

OFFICIAL STAMP
LEWIS BEN SUEN SEQUEIRA
NOTARY PUBLIC-OREGON
COMMISSION NO. 958900
MY COMMISSION EXPIRES FEBRUARY 27, 2021

File #: **19-340**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027