Karen Johnson Davidson County Batch# 329809 DEEDWARR 12/13/2019 04:01:30 PM 3 pgs Fees: $18.00 Taxes: $1,406.00 20191213-0128997	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $380,000.00. Affiant Subscribed and sworn to before me, this the 13th day of December, 2019. Notary Public My commission expires: 1/3/2023

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

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Sophie LeBlanc	CMG Mortgage Inc.	**091-13-3H-001.00-CO**
437A West Bend Drive	3160 Crow Canyon Rd. Ste 400	
Nashville, TN 37209	San Ramon, CA 94583	

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

Sophie LeBlanc

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 situated in Davidson County, Tennessee, being Unit A, established in Declaration of Covenants, Conditions and Restrictions for Homes at 437 West Bend, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180831-0086782, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert L. Johnson and wife, Barbara C. Johnson by Warranty Deed from James P. Thompson, Jr. and wife, Mary Porterfield Thompson of record in Book 3934, Page 56, Register's Office for Davidson County, Tennessee, dated September 09, 1965 and recorded on September 13, 1965. The said Robert L. Johnson having since died leaving his wife, Barbara C. Johnson as the 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 a portion of 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. 20180831-0086550 Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on August 31, 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 437A West Bend Drive, 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 13th day of December, 2019:

KF Legacy, LLC, a Tennessee Limited Liability Company

By: _____
Brandon C. Knox

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Brandon C. 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 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 13th day of December, 2019.

My Commission Expires: 9/7/2020

Alyssa Rayne
Notary Public

20191778R

ALYSSA RAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

