

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $368,900.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of February, 2020.

M. Catherine Clearwaters
Notary Public

My commission expires: 3-8-21

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

Karen Johnson Davidson County
Batch# 352854 DEEDWARR
02/04/2020 10:16:40 AM 2 pgs
Fees: $13.00 Taxes: $1,364.93

20200204-0012649

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Myranda Jones and Jason Jones	NEW OWNER/SAME ADDRESS	**092-02-0-381.00**
2410 Alameda Street		
Nashville, TN 37208		

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

Myranda Jones and husband, Jason Jones

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 Lot No. 81 of Block No. 1 on the Plan of Heffernan Place of record in Plat Book 161, Page 138, 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 Lot No. 81 fronts 50 feet on the Northerly side Alameda Street and runs Back between parallel lines 140 feet to an alley

Being the same property conveyed to KF Legacy, LLC, a Tennessee Limited Liability Company by Warranty deed from Thomas W. Abernathy, Sr., and Oglivia H. Abernathy, as Trustees of the Thomas W. Abernathy, Sr., Revocable Trust, dated November 22, 1996 of record in Instrument No. 20181109-0111301 Register's Office for Davidson County, Tennessee, dated November 06, 2018 and recorded on November 09, 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 2410 Alameda Street, Nashville, TN 37208.

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 3rd day of February, 2020:

KF Legacy, LLC, a Tennessee Limited Liability Company

By: _____
Brandon C. Knox

STATE OF TENNESSEE	)	**CORPORATE**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

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 3rd day of February, 2020.

My Commission Expires: 5.25.20

_____
Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20201038R