STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $377,000.00.

Stephanie Woodall
Affiant

Subscribed and sworn to before me, this the 11th day of February, 2020.

Katie Vernon
Notary Public

My commission expires: 7-6-2020

KATHERINE VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Karen Johnson Davidson County
Batch# 358402 DEEDWARR
02/14/2020 10:58:00 AM 2 pgs
Fees: $13.00 Taxes: $1,394.90

20200214-0017131

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: YC-20-2109

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Seth A. Maxwell	New Owner	**092-07-0-036.00**
2109 Hermosa 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

Seth A. Maxwell, unmarried man

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:

Being a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows;

Being the Easterly 5 feet of Lot No. 15 and the Westerly 25 feet of Lot No. 16 on the map of John Langhams Subdivision, as of record in Book 57, page 91, Register's Office for said County, Said parts of Lots Nos. 15 and 16 front together 30 feet on the Southerly side of Hermosa Street and run back between parallel lines, 160 feet to an alley.

Being the same property devised to Mary J. Waller un the Last Will and Testament of Gladys V. Holland of record in Will Book 217, Page 665 in the Probate Office. Being the same property conveyed to Mary J. Waller by Order Probate Deed from Estate of Gladys V. Holland of record in Instrument No. 20001270009908 Registers Office for Davidson County, Tennessee dated January 20, 1998 and recorded on January 27, 2000. Futher reference is hereby made to Order Admitting Last Will and Testament

Being the same property conveyed to KF Legacy, LLC, a Tennessee limited liability company by Warranty deed from Mary J. Waller, Unmarried of record in Instrument No. 20180911-0089979 Register's Office for Davidson County, Tennessee, dated September 11, 2018 and recorded on September 11, 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 2109 Hermosa 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 11th day of February, 2020:

KF Legacy, LLC, a Tennessee Limited Liability Company

By: _____
Brandon C. Knox, Member

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 11th day of February, 2020.

My Commission Expires: 5.25.20

_____
Notary Public

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
RYAN A. RAFOTH

20201041R