WARRANTY DEED

Karen Johnson Davidson County
Batch# 360443 DEEDWARR
02/19/2020 02:39:57 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20200219-0018557

A-SB-20-4605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY WILLIAM E GRONES Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sparkle Box, LLC, a Tennessee limited liability company	**New Owner**	
(NAME) **407 Humphreys Street**	(NAME) **New Owner**	**103-08-0-134.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **SARA E. KEYES, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SPARKLE BOX, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The land referred to herein is situated in the State of Tennessee, County of Davidson, City of Nashville, and described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 11 and 12 on the Plan Showing Subdivision of the eastern part of Warren B. Sloan's Whitworth Tract and Part of Lot No. 341 in West Lane Subdivision, also part of a 50 Strip in the rear Lot Nos. 10, 11 and 12 not of record, described according to a survey made by George W. Watkins Surveyor, March 12, 1953, as follows:

Beginning on the southerly margin of Sloan Avenue at an iron pin 193.5 feet southwest of the southerly margin of West Lawn Drive, being the southwest corner of the property conveyed to A. Wesley Dixson and wife, by Deed from Lancy Stiles Rice, of record in Book 2012, Page 222, Register's Office for said County; thence with the southeasterly margin of Sloan Avenue southwestwardly 60 feet to the northwest corner of the property conveyed to Otis L. Haygood and wife by Deed from C. E. Francis and wife, of record in Book 2139, Page 203, said Register's Office; thence with the northeasterly line of said Haygood Property, South 48 degrees East, 256.8 feet; thence North 1 degree East 83.9 feet to an iron pine; the southeast southwesterly line of said Dixon property North 48 degrees West 204 feet to the beginning.

Being the same property conveyed to Sara E. Keyes, a married woman, by Quitclaim Deed from Sara E. Keyes, a married woman who acquired title as an unmarried woman, and joined by her husband Russ M. Armistead, of record in Instrument No. 20040405-0038346, Register's Office for Davidson County, Tennessee, dated April 11, 2003 and recorded on April 05, 2004.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Restrictive Covenants of record in Book 785, Page 37, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4605 Sloan Rd., Nashville, Tennessee 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 hand(s) this the 14th DAY OF FEBRUARY, 2020.

Sara E. Keyes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARA E. KEYES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of February, 2020.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212