Karen Johnson Davidson County
Batch# 365579 DEEDWARR
03/02/2020 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,322.75
20200302-0022898

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $357,500.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2020.

Notary Public

My commission expires: 12-24-22

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Trevor Sherman Graham	New Owner	**081-15-0-320.00**
1724 Knowles 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

Trevor Sherman Graham, unmarried

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. 37 on the Plan of Bransford Realty's Company Re-Subdivision of part of the Manlove Addition of record in Plat Book 421, Page 53, 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. 37 fronts 35 feet on the Northerly side of Knowles, formerly Thompson Street, and runs back between lines 135.3 feet, more or less to an alley

Being the same property conveyed to Edna Gross Taylor, unmarried by Warranty deed from The Nashville Housing Fund, Inc. of record in Book 11697, page 237, Register's Office for Davidson County, Tennessee, dated October 08, 1999 and recorded on October 11, 1999.

Being the same property conveyed to KF Legacy, LLC, a Tennessee Limited Liability Company by Warranty deed from Herbert Taylor, James Taylor, Zynthia Fay Taylor, and Latoya Taylor Clark, Heirs at Law of the Estate of Edna Gross Taylor of record in Instrument No. 20181128-0116210 Register's Office for Davidson County, Tennessee, dated November 16, 2018 and recorded on November 28, 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 1724 Knowles 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 28th 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 28th day of February, 2020.

My Commission Expires: 5.25.20

_____
Notary Public



20201078R

True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

