WARRANTY DEED

Karen Johnson Davidson County
Batch# 397957 DEEDWARR
05/08/2020 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20200508-0048268

O-RS-19-1209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

LESLIE GARSIDE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC

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)
KE Holdings, LLC, A Mississippi limited liability Company	KE Holdings, LLC	
(NAME)	(NAME)	
1209 Sweetbriar Avenue	P.O. Box 2701	**118-01-0-037.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Oxford, MS 38655	
(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, **JAMES R. SIGLER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KE HOLDINGS, LLC, A MISSISSIPPI 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:

*dba Ascent Construction

Beginning at a concrete monument on the Southerly margin of Sweetbrier Avenue, said point being 215 feet West of the Westerly margin of Granny White Pike; thence South 3 degrees 52 minutes West a distance of 303.98 feet to an iron pin; thence North 88 degrees 11 minutes West, a distance of 50 feet to an iron pin; thence North 3 degrees 57 East, a distance of 303.98 feet to an iron pin; said point being on the Southerly margin of Sweetbrier Avenue; thence along the Southerly margin of Sweetbrier Avenue South 86 degree 08 minutes East, a distance of 50 feet to the point of beginning. Being Lot 7B on plan of W.L.B. Lawrence Plan, Resubdivision of Lot 7 of record in Plat Book 4350, page 14, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James R. Sigler, married by Warranty deed from Jimmie Bryant, Jr. of record in Instrument No. 20191216-0129712 Register's Office for Davidson County, Tennessee, dated December 11, 2019 and recorded on December 16, 2019.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 4350, Page 14, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1209 Sweetbriar Avenue, Nashville, Tennessee 37212**.

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 1 DAY OF MAY, 2020.

James R Sigler by Ryan Terrell, attorney-in-fact
James R. Sigler, by his attorney in fact, Ryan Terrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN TERRELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES R. SIGLER, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES R. SIGLER.

Witness my hand and official seal, this the 1st of May, 2020.

Notary Public
My Commission Expires: 6/11/2023
(SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

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

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

