Karen Johnson Davidson County
Batch# 413455 DEEDWARR
06/11/2020 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20200611-0059771

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 1.3.2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
KE Holding LLC	KE Holding LLC	Parcel ID: 158-08-0-012.00
(NAME) PO Box 2701	(NAME) PO Box 2701	
(ADDRESS) Oxford, MS 38655-4400	(ADDRESS) Oxford, MS 38655-4400	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Eric A. Ghianni and Timothy C. Ghianni**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KE Holding LLC, a Mississippi limited liability company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 518, HILLSBORO PARK, SECTION 11, as shown on plat of record in Plat Book 2900, Page 74, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Em J. Ghianni and wife, Dorothy C. Ghianni by Warranty Deed from Luther Christman and wife, Dorothy B. Christman of record in Book 4597, Page 611, in the Register's Office of Davidson County, Tennessee, dated April 28, 1972 and recorded May 1, 1972.

Further being the same property conveyed to Em J. Ghianni by Quitclaim Deed from Dorothy C. Ghianni of record in Book 10293, Page 779, in the Register's Office of Davidson County, Tennessee, dated December 13, 1996 and recorded December 18, 1996. The said Em J. Ghianni having died testate on September 9, 2019 leaving Eric A. Ghianni and Timothy C. Ghianni sole devisee's, his Last Will and Testament being probated in Case No. 19P-1806, Circuit Court Davidson County, Tennessee

Grantors warrant the subject property is not a marital residence and is not subject to any marital rights therein.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6013 Andover Drive, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 1 day of June, 2020.

Eric A. Ghianni

Timothy C. Ghianni

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Eric A. Ghianni and Timothy C. Ghianni , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 9-7-2020

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY