Karen Johnson Davidson County
Batch# 433487 DEEDWARR
07/09/2020 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20200709-0074380

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/09/21

(AFFIX SEAL)

KEITH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

A-JJRE-20-2415

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)
Kyle David Gregory and Kimberly Misamore	**New Owner**	
(NAME)	(NAME)	**092-02-0-413.00**
2415 Alameda St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **SS AND LR GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLE DAVID GREGORY AND KIMBERLY MISAMORE, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 94 of Block 8 on the Plan of Subdivision of the Heffernan Place of record in Plat Book 161, Page 138, 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 94 fronts 50 feet on the Southerly side of Alameda Street and runs back between parallel lines 140 feet to an alley.

Being a portion of the same property conveyed to SS and LR Group, LLC, a Tennessee limited liability company by Warranty deed from Trustees, Westwood Baptist Church, University Center, also known as Westwood Baptist Church, University Center, Inc., a Tennessee corporation of record in Instrument No. 20190625-0061467 Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on June 25, 2019.

Being a portion of the same property conveyed to SS and LR Group, LLC, a Tennessee limited liability company by Quitclaim deed from SS and LR Group, LLC, a Tennessee limited liability company of record in Instrument No. 20190820-0083670 Register's Office for Davidson County, Tennessee, dated August 16, 2019 and recorded on August 20, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 138, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20191025-0109504, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2415 Alameda St, Nashville, Tennessee 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 hand(s) this the 2nd DAY OF JULY, 2020.

SS and LR Group, LLC, a Tennessee limited liability company

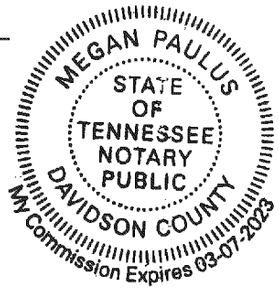
BY: _____
Simon Sedek
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SIMON SEDEK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of SS AND LR GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of July, 2020.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)



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

True Copy Certification

I, Ashley Morgan, 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 DAVIDSON

Personally appeared before me, Seth A. Dearinger notary public for this county and state, Ashley Morgan 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: 03/08/21

{Notary' Seal}