THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **196,000.00**.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 519530 **DEEDWARR**
11/20/2020 12:43:26 PM 2 pgs
Fees: $13.00 Taxes: $725.20

20201120-0136878

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Wright	Real Owner	MAP 072-11-0
307 A South 10th St		PARCEL 022.00
Nashville TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William Michael Key,and Yan Fen Key, as joint tenants with rights of survivorship**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chris Wright and David Morgan, as tenants in common with rights of survivorship

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:

All that tract or parcel of land situated and being located in the County of Davidson, State of Tennessee, being in the 11th Civil District and described according to a survey made by John M. Sullivan, County Surveyor, dated October 17, 1959, as follows:

Beginning at a point in the North margin of Litton Avenue, 89.91 feet West of the Southwest corner of the property conveyed to J.M. Ward and wife by Deed from R.E. Watkins, as of record in Book 1977, Page 511, Register's Office; thence along the North margin of said Avenue, North 86 degrees 30 minutes West 100 feet; thence leaving said Litton Avenue, North 7 degrees 57 minutes 180 feet; thence South 86 degrees 30 minutes East 100 feet to a point, which us 89.91 feet West of the Northwest corner of the property conveyed to Ward and wife above mentioned; thence South 7 degrees 57 minutes West 180 feet to the point of beginning.

Being a portion of the same property conveyed to William Michael Key, a/k/a Michael Key, a/k/a W. Michael Key and Yan Fen Key by Warranty deed from William Michael Key, a/k/a Michael Key, a/k/a W. Michael Key of record in Instrument No. 20161010-0106833 Register's Office for Davidson County, Tennessee, dated September 28, 2016 and recorded on October 10, 2016

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1423 Litton Avenue, Nashville, TN 37216.**

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 the 16th day of November, 2020.

William Michael Key by Marlene Key attorney in fact
William Michael Key by Marlene Key, Attorney in Fact

Yan Fen Key by R. L. Moore, Attorney in Fact
Yan Fen Key by R. L. Moore, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **R. L. Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that HE executed the within instrument on behalf of Yan Fen Key as his Attorney in Fact, as the free act and deed of the withn named **Yan Fen Key**.

Witness my hand and official seal this the 16th day of November, 2020.

My Commission expires 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tracey Perry
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marlene Key** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that SHE executed the within instrument on behalf of **William Michael Key**, as HIS Attorney in Fact, as the free act and deed of the within named **William Michael Key**.

Witness my hand and official seal this the 16th day of November, 2020.

My Commission expires 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tracey Perry
Notary Public