BOX 13
10370

WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires MAY 28, 2006

(AFFIX SEAL)

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D. Brian Kemp and John Broderick	D. Brian Kemp and John Broderick	62-1-22
(NAME)	(NAME)	
5800 California Ave	5800 California Ave	62-1-17
(ADDRESS)	(ADDRESS)	
Nashville TN. 37209	Nashville TN 37209	
(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, Hobbs and Sons, LP a Tennessee Limited Partnership and Orba Maxey and Robert T. Sirey, Jr. and Mary Pauline Vogel and Louis A. McRedmond and Edith Stephanie Keller and Delores Ann Nowzaradan and Theresa F. McRedmond and Julie Faye McRedmond and McRedmond, LLC and Ellen Kade, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D. Brian Kemp and John Broderick, 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDWARR
Recvd: 09/09/05 14:24 11 pg
Fees:58.00 Taxes:2220.00

20050909-0108779

for **McRedmond, LLC**

by Anita M. Sheridan
its: Secretary/Treasurer

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 Anita M. Sheridan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged such person to be Manager of McRedmond, LLC, the within named bargainor, Limited Liability Company, and that such Manager executed the foregoing instrument for the purpose therein contained, by personally signing the name of the McRedmond, LLC as Manager.

Witness my hand and seal, at office in Nashville, TN, this 26th day of August, 2005.

Notary Public
Commission expiration 9-30-2006

Hobbs & Sons, LP

by
its:

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 John A. Hobbs with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be a general partner of Hobbs & Sons, LP A TN Limited Partnership, the within named bargainor, a TN Limited Partnership, and that such person, as such general partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by such person as general partner.

Witness my hand and seal, this 31st, day of August, 2005.

Notary Public
My Commission expires

VICTOR HAYWOOD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Robert T. Sircy, Jr.

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert T. Sircy, Jr. 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 for the purpose therein contained.

WITNESS my hand and seal, at office in _____, this _____ day of August, 2005.

NOTARY PUBLIC
My commission expires _____

Mary Pauline Vogel

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Pauline Vogel 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 for the purpose therein contained.

WITNESS my hand and seal, at office in _____, this _____ day of August, 2005.

NOTARY PUBLIC
My commission expires _____

Ellen Kade
Ellen Kade

STATE OF New York
COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ellen Kade 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 for the purpose therein contained.

WITNESS my hand and seal, at office in Hampton Bays, this 26 day of August, 2005.

Michele Allegretti
NOTARY PUBLIC
My commission expires April 2007

MICHELE ALLEGRETTI
Notary Public - State of New York
Qualified in Suffolk County
No. 01AL6090093
My Commission Expires 4/1/07

Orba Maxey

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Orba Maxey 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 for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, this 31st day of August, 2005.

NOTARY PUBLIC
My commission expires _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Robert T. Sircy, Jr.

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert T. Sircy, Jr. 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 for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, this 31st day of August, 2005.

NOTARY PUBLIC
My commission expires _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Mary Pauline Vogel

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Pauline Vogel 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 for the purpose therein contained.

WITNESS my hand and seal, at office in _____, this _____ day of August, 2005.

NOTARY PUBLIC
My commission expires _____

Ellen Kade

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ellen Kade 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 for the purpose therein contained.

WITNESS my hand and seal, at office in _____, this _____ day of August, 2005.

NOTARY PUBLIC
My commission expires _____

Louis A. McRedmond

Louis A. McRedmond

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 Louis A. McRedmond 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 for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, TN, this 30th day of August, 2005.

NOTARY PUBLIC AT LARGE OF TENNESSEE

Matthew C. Cushing
NOTARY PUBLIC

My commission expires 9-30-06

Robert T. Sircy, Jr.

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert T. Sircy, Jr. 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 for the purpose therein contained.

WITNESS my hand and seal, at office in _____, this _____ day of August, 2005.

_____
NOTARY PUBLIC
My commission expires _____

Mary Pauline Vogel

Mary Pauline Vogel

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Pauline Vogel 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 for the purpose therein contained.

WITNESS my hand and seal, at office in ALTADENA CA, this 26th day of August, 2005.

AARON ABDUS-SHAKOOR
Commission # 1450130
Notary Public - California
Los Angeles County
My Comm. Expires Dec 6, 2007

Aaron Abdus-Shakoor

_____
NOTARY PUBLIC
My commission expires DEC 6, 2007

Ellen Kade

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ellen Kade 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 for the purpose therein contained.

WITNESS my hand and seal, at office in _____, this _____ day of August, 2005.

_____
NOTARY PUBLIC
My commission expires _____

Edith Stephanie Keller

Edith Stephanie Keller

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edith Stephanie Keller 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 for the purpose therein contained.

WITNESS my hand and seal, at office in Brentwood TN, this 30 day of August, 2005.

Linda R. Perkins

NOTARY PUBLIC
My commission expires 3/[illegible]/06

LINDA R. PERKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

_____

Deloris Ann Nowzaradan

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deloris Ann Nowzaradan 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 for the purpose therein contained.

WITNESS my hand and seal, at office in _____, this _____ day of August, 2005.

_____
NOTARY PUBLIC
My commission expires _____

_____

Theresa F. McRedmond

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theresa F. McRedmond 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 for the purpose therein contained.

WITNESS my hand and seal, at office in _____, this _____ day of August, 2005.

_____
NOTARY PUBLIC
My commission expires _____

2

Edith Stephanie Keller

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edith Stephanie Keller 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 for the purpose therein contained.

WITNESS my hand and seal, at office in _____, this _____ day of August, 2005.

_____
NOTARY PUBLIC
My commission expires _____

Deloris Ann McRedmond

~~Deloris~~ Ann Nowzaradan
DELORES McREDMOND

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deloris Ann Nowzaradan 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 for the purpose therein contained.

WITNESS my hand and seal, at office in Houston, this 24th day of August, 2005.

DEBBIE CHERRY
Notary Public, State of Texas
My Commission Expires
July 10, 2007

Debbie Cherry
NOTARY PUBLIC
My commission expires July 10, 2007

Theresa F. McRedmond

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theresa F. McRedmond 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 for the purpose therein contained.

WITNESS my hand and seal, at office in _____, this _____ day of August, 2005.

_____
NOTARY PUBLIC
My commission expires _____

Edith Stephanie Keller

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edith Stephanie Keller 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 for the purpose therein contained.

WITNESS my hand and seal, at office in _____, this _____ day of August, 2005.

_____
NOTARY PUBLIC
My commission expires _____

Deloris Ann Nowzaradan

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deloris Ann Nowzaradan 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 for the purpose therein contained.

WITNESS my hand and seal, at office in _____, this _____ day of August, 2005.

_____
NOTARY PUBLIC
My commission expires _____

Theresa F. McRedmond

Theresa F. McRedmond

(Pennington Bend Properties 62/1/22 62/1/17)

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 Theresa F. McRedmond 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 for the purpose therein contained.

WITNESS my hand and seal, at office in ~~Davidson~~ Nashville, TN, this 29th day of August, 2005.

Fred V. B

NOTARY PUBLIC
My commission expires ~~MY COMMISSION EXPIRES~~ NOVEMBER 25, 2006

Julie Faye McRedmond

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 Julie Faye McRedmond 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 for the purpose therein contained.

WITNESS my hand and seal, at office in NASHVILLE, this 29th day of August, 2005.

Ruth R. Cochenour
NOTARY PUBLIC
My commission expires 03-21-09

McRedmond, LLC

by_____
its:

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged such person to be Manager of McRedmond, LLC, the within named bargainor, Limited Liability Company, and that such Manager executed the foregoing instrument for the purpose therein contained, by personally signing the name of the McRedmond, LLC as Manager.

Witness my hand and seal, at office in _____, this ____ day of August, 2005.

_____
Notary Public
Commission expiration_____

Hobbs & Sons, LP

by_____
its:

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 _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be a general partner of Hobbs & Sons, LP A TN Limited Partnership, the within named bargainor, a TN Limited Partnership, and that such person, as such general partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by such person as general partner.

Witness my hand and seal, this ____, day of August, 2005.

_____
Notary Public
My Commission expires

LEGAL DESCRIPTION

Land located in Davidson County, Tennessee, described according to a survey by Dale and Associates, Engineers, dated July 20, 2005, as follows:

Beginning at the intersection of Briley Parkway and Pennington Bend Road; thence along the westerly margin of Pennington Bend Road South 04 degrees, 38 minutes, 12 seconds West, 614.20 feet; South 04 degrees, 38 minutes, 11 seconds West, 6.10 feet to a concrete monument at an offset in the right-of-way of said road; thence along said offset South 85 degrees, 49 minutes, 30 seconds East, 24.55 feet; thence continuing along the westerly margin of Pennington Bend Road, following a curve to the left having a central angle of 11 degrees, 27 minutes, 52 seconds, and a radius of 1225 feet, a distance of 244.71 feet to an iron rod; thence leaving Pennington Bend Road South 84 degrees, 35 minutes, 23 seconds West, 196.60 feet to the low water mark of Cumberland River; thence upstream along said low water line, North 13 degrees, 58 minutes, 48 seconds West, 842.05 feet to a point on the south right-of -way of Briley Parkway; thence with the south margin of same North 81 degrees, 07 minutes, 13 seconds East, 428.80 feet to the point of beginning, containing 5.79 acres.

Being the same land conveyed to Hobbs and Sons, L.P., et al, recorded in instrument number 20040917-112315, and the same land conveyed to McRedmond, LLC, et al, of record in instrument number 20041117-137914, in the Register's Office of Davidson County, Tennessee. Deloris Ann Nowzaradan N/k/A Deloris M. McRedmond.

Aug. 26. 2005 9:40AM dale and associates No. 0716 P. 2