WARRANTY DEED
When recorded return to:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Liberty Development, LLC	New Owner	117-4-282
(NAME)	(NAME)	
408 George L. Davis Blvd.		117-4-281
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		117-4-284
(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, I, **KIMBERLY SUE FENNELL, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LIBERTY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 1512, 1514 and 1518 Kirkwood Avenue, Nashville, TN 37212

(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 GRANTEE, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Davidson County DEEDWARR
Recvd: 08/24/06 08:15 3 pgs
Fees:18.00 Taxes:2201.50
20060824-0104151

Witness my hand this 24th day of August, 2006.

Kimberly Sue Fennell

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 Kimberly Sue Fennell, the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of August, 2006.

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

Amy Adams Gowan
Notary Public

EXHIBIT A

Tract I:
Land in Davidson County, Tennessee, being Lot No. 86, Victoria Place, as shown on plat of record in Plat Book 332, page 10, 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 Kimberly Sue Fennell, an unmarried person by deed from Danny Murphy, married, of record as Instrument No. 20050218-0018677, Register's Office for Davidson County, Tennessee.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 87, Victoria Place, as shown on plat of record in Plat Book 332, page 10, 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 Kimberly Sue Fennell, an unmarried person by deed from Danny Murphy, married, of record as Instrument No. 20050218-0018678, Register's Office for Davidson County, Tennessee.

Tract III:
Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Victoria Place, of record in Book 332, page 10, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description,

Being the same property conveyed to Kimberly Sue Fennell, an unmarried person by deed from Timothy C. Abbott, an unmarried person, of record as Instrument No. 20050711-0080072, Register's Office for Davidson County, Tennessee.