File #2008017

Davidson County DEEDWARR
Recvd: 02/11/08 10:06 4 pgs
Fees:23.00 Taxes:203.50

20080211-0013605

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Marilyn Landolph
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2008.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 10, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1897 General George Patton Dr. Ste. 108, Franklin, TN 37067

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KML Funding Group, LLC	KML Funding Group, LLC	Map 105-16
(NAME) 2111 Utopia Avenue	(NAME) 2111 Utopia Avenue	Parcels 95, 96, & 99
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **William K. Harrington and wife, Kim Danziger, a/k/a Kim Harrington,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey their one-third (1/3) undivided interest in subject property unto KML Funding Group, LLC , 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:

Land in Davidson County, Tennessee, being Lot Nos. 48, 49, 50, 51, 52 and 53 on the Plan of Corrine Place of record in Book 332, page 1, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pete Kozakiewicz, married, Thomas R. Kellogg, married and William K. Harrington, unmarried, by Warranty Deed from Herbert N. Lee, Jr., married of record in Instrument Number 20051010-0122084, Register's Office for Davidson County, Tennessee.

Kim Danziger, a/k/a Kim Harrington, spouse of William K. Harrington, hereby joins in this conveyance and conveys any and all interest that she may have in said property, including but not limited to her marital interest, to the Grantee(s).

This conveyance is subject to the following: 2007, taxes a lien, now due and payable; and all matters as shown on the Plan of record in Book 332, page 1, and an unpaid debt to Herbert N. Lee, Jr. in the amount of $350,000.00 of record in Instrument Number 20051010-0122084, Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **2111 Utopia Avenue, Nashville, TN 37211**
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 includ the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6th day of February, 2008.

William K. Harrington

Kim ~~Harrington~~ Danziger

STATE OF California

COUNTY OF Marin

Before me, the ~~undersigned~~ Notary Public, personally appeared ~~William K.~~ Harrington and wife, Kim Harrington who are known to me or proved to me ~~on the basis of satisfactory evidence~~, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, ~~this~~ _____ day of February, 2008.

(SEAL)

California All-Purpose Acknowledgment Attached

Mail After Recording To:

StoneGate Title, LLC
1897 General George Patton Dr. Ste. 108
Franklin, TN 37067

See Attached Cert
Notary of Kim Danziger
2/7/08

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Marin

On 2/6/08 before me, Andrew Dean Holzbaur, Notary Public

Personally appeared William K. Harrington,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California the foregoing Paragraph is true and correct.

NCR-1 ANDREW DEAN HOLZBAUR COMM. #1696598 NOTARY PUBLIC - CALIFORNIA MARIN COUNTY My Comm. Expires Sept. 29, 2010 NCR-1

WITNESS my hand and official seal.

Andrew D. Holzbaur (Seal)

My commission, Number 1696598, expires Sept.29, 2010

OPTIONAL INFORMATION

DOCUMENT

Title or Type of Document _____

Date of Document _____ Number of Pages _____

Other Signer(s) _____

SIGNER'S CLAIMED CAPACITY

☐ Individual ☐ Other _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Sonoma }

On Feb 7th, 2008 (Date) before me, David Ried Sonnenberg (Here Insert Name and Title of the Officer),

personally appeared Kim Danziger AKA Kim Harrington (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

DAVID RIED SONNENBERG
Commission # 1742456
Notary Public - California
Sonoma County
My Comm. Expires Apr 28, 2011

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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