WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/08 09:15 2 pgs
Fees:13.00 Taxes:2664.00

20080328-0031103

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $720,000.00

Kathryn D Folk
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF MARCH, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02587 FOLK

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Chad Folk and Kathryn Folk	Same	13-8-44.00
4335 Sneed Road		
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KLK INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CHAD FOLK, AND WIFE, KATHRYN FOLK

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY ONE-HALF OF LOT NO. 12 AND A PORTION OF A FIVE FOOT STRIP ADJACENT TO THE WESTERLY LINE OF SAID LOT NO. 12, ON THE PLAN OF BELLE MEADE ANNEX SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID FIVE FOOT STRIP BEING A PART OF LOT NO. 6 ON THE PLAN OF COMPTONWOOD SUBDIVISION OF RECORD IN BOOK 974, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM J. KEVIN KIDD AND WIFE, LANA D. KIDD TO KLK INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY CORPORATION AS RECORDED ON THE 4TH DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070604-0066246 AND WARRANTY DEED FROM CULLEN E. DOUGLASS AND KRISTEN DOUGLASS TO J. KEVIN KIDD AND WIFE, LANA D. KIDD AS RECORDED ON THE 6TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060906-0110271 AND RE-RECORDED AT INSTRUMENT NO. 20060915-0114378, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

This is improved property known as 4335 Sneed Road, Nashville, TN 37215

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 the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple,has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns 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.

Witness its hand on the 24th day of March, 2008.

KLK Investments LLC, a Tennessee Limited Liability Corporation

BY: _____, Authorized Member
J. Kevin Kidd, Authorized Member

BY: _____, Authorized member
Lana D. Kidd, Authorized Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, J. Kevin Kidd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Authorized Member of KLK INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY CORPORATION, the within named barganor, a corporation, and that J. Kevin Kidd, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24th day of March, 2008.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Lana D. Kidd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to be the Authorized Member of KLK INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY CORPORATION, the within named barganor, a corporation, and that Lana D. Kidd, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24th day of March, 2008.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008