THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08110788** JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $219,000.00. Affiant Subscribed and sworn to before me, this 8th day of December, 2008. Notary Public My Commission Expires: My Commission Expires April 17, 2010

WARRANTY DEED

Address New Owner: KG Partners 2306 Sharondale Dr Nashville TN 37215	Send Tax Bills To: KG Partners 4728 Benton Smith Road Nashville, TN 37215	Tax Information: Tax Parcel ID No. 117-2-229.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa A. Ferlauto Bailey,* married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KG Partners**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*formerly known as Lisa A. Ferlauto

Land in Davidson County, Tennessee, being Lot 2-A, ZONE LOT DIVISION OF LOTS 1 AND 2, RESUB. LOT #14, SHARONDALE, as shown on plat of record in Plat Book 6050, Page 238, amended in Plat Book 6900, Page 30, 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 by Warranty Deed from Robert A. Dedman, married to Lisa A. Ferlauto, a single person as recorded on the 6th day of December, 2004 in Instrument No. 20041206-0144739 and Warranty Deed from Joel A. Goldberg, an unmarried person to Robert A. Dedman, an unmarried person as recorded on the 1st day of June, 2000 in Instrument No. 200006010054443, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 2306 Sharondale Dr Nashville TN 37215.

Robert C. Bailey, III joins in this instrument to convey any and all interest, marital or otherwise, in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of December, 2008.

Lisa A Ferlauto Bailey by Christie Wilson, her attorney-in-fact

Lisa A. Ferlauto Bailey by Christie Wilson, her attorney-in-fact

Robert C. Bailey, III by Christie Wilson his attorney-in-fact

Robert C. Bailey, III by ~~Christie Wilson~~ his attorney-in-fact

Davidson County DEEDWARR
Recvd: 12/17/08 14:18 3 pgs
Fees:18.00 Taxes:810.30

20081217-0120896

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christie Wilson,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Lisa A. Ferlauto Bailey and Robert C. Bailey, III,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of December, 2008.

Notary Public

My Commission Expires: My Commission Expires April 17, 2010

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert C. Bailey, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of December, 2008.

Notary Public

My Commission Expires: My Commission Expires April 17, 2010

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY