Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(1)

BILL GARRETT, Davidson County
Trans:T20100060973 DEEDWARR
Recvd: 09/28/10 10:37 2 pgs
Fees:13.00 Taxes:2738.00
20100928-0077059

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$740,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2010.

Notary Public

My commission expires: 2-19-13

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stafford Partners No. 1, L.P.	**New Owner**	**Map\Parcel: 105-16-0-095**
P.O. Box 1625		**096; 099**
Brentwood, TN 37024		

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 ACKNOWLEDGE, WE,

KML Funding Group, LLC, a Mississippi limited liability company

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

Stafford Partners No. 1, L.P., a Tennessee limited partnership

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 Lots Nos. 48, 49, 50, 51, 52 and 53 on the Plan of Corinne Place of record in Plat Book 332, Page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to KML Funding Group, LLC by Warranty Deed from William K. Harrington and wife, Kim Danziger a/k/a Kim Harrington (their one-third (1/3) undivided interest in subject property), dated February 6, 2008, of record in Instrument No. 20080211-0013605, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Peter Kozakiewicz and wife, Mary Beth Kozakiewicz and Thomas R. Kellogg and wife, Lori Lynn Kellogg (their two-thirds (2/3) undivided interest in subject property), dated February 7, 2008, of record in Instrument No. 20080211-0013606, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 332, Page 1, Register's Office for Davidson County, Tennessee.
Agreement to pay commission contained in an instrument of record in Instrument No. 20080812-0082840, Register's Office for Davidson County, Tennessee. Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the proper Davidson County, Tennessee.
Articles of Amendment to Articles of Organization of Stafford Partners, No. 1, LP, of record in Instrument No. 20091204-0111330, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as 2111 Utopia Avenue, Nashville, TN 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my/our hand(s) this 23rd day of September, 2010.

KML Funding Group, LLC

By: _____
Pete Kozakiewicz, President/CEO

By: _____
Lori Lynn Kellogg, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Pete Kozakiewicz and Lori Lynn Kellogg,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the **President/CEO and Secretary, respectively** of KML Funding Group, LLC, a Mississippi limited liability company and is authorized by said limited liability company to execute this instrument on its behalf.

Witness my hand, at office, this 23 day of September, 2010.

My Commission Expires: 5-24-2013

_____
Notary Public

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **100610KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027