RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100074446 DEEDWARR
Recvd: 11/24/10 08:40 2 pgs
Fees:13.00 Taxes:1703.94
20101124-0094014

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,

$460,524.52

Affiant

Subscribed and sworn to before me this 19 day of Nov, 2010.

Notary Public
My Commission expires: 8. 20.13
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Abigail L. DeBlasis	Wells Fargo Bank, N.A.	118-02-0-270.00
834 Kirkwood Avenue	P.O. Box 5137	
Nashville, TN 37204	Des Moines, IA 50306	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kirkwood Holdings, LLC, a Delaware limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Abigail L. DeBlasis and Nicholas J. DeBlasis, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 3 on the plan of part of Mrs C.D. Berry's Property, of record in Book 3842, page 43, as amended in Instrument Number 20100405-0025345, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to RS Squared, LLC, a Delaware limited liability company by deed from Cynthia Clark Matthews, Executrix of the Last Will and Testament of Cecelia N. Adkins, deceased, on January 15, 2010, of record in Instrument Number 20100119-0004453, Register's Office for Davidson County, Tennessee. And further conveyed to Kirkwood Holdings, LLC, a Delaware limited liability company by Quitclaim Deed from RS Squared, LLC, a Delaware limited liability company of record in Instrument Number 20100921-00075031

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 20100405-0025345, and Book 3842, page 43, Register's Office Davidson County, Tennessee.

This is improved property known as: **834 Kirkwood Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 19, 2010.

Kirkwood Holdings, LLC, a Delaware limited liability company

BY: _____
Keith Dowd, Agent

STATE OF TENNESSEE

COUNTY OF Davidson

On this 19th day of November, 2010, before me, appeared Keith Dowd, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Agent of Kirkwood Holdings, LLC and that said instrument was signed in behalf of said limited liability company (or association) by authority of its Members (or Trustees) and said Keith Dowd, acknowledged said instrument to be the free act and deed of said LLC (or association).

WITNESS my hand and seal at office the day and year above written.

My Commission Expires: 8/23/11

NOTARY PUBLIC

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY