WARRANTY DEED

AT-20100205

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of December, 2010.

Notary Public

(Affix Seal)

My Commission Expires: 6-12-11

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 Autumn Springs Court
Suite 1-B
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kea Property, LLC	Kea Property, LLC	081.14-0-102.00
1613-A 7th Avenue N	1613-A 7th Avenue N	
Nashville, TN 37208	Nashville, TN 37208	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Gerald L. Berning, II**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kea Property, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being the southerly 50 feet of the southerly 150 feet of Lot No. 16 on the Plan of Georgia Industrial Realty Company's North Nashville Subdivision, as of record in Book 421, page 188, Register's Office for Davidson County, Tennessee and further described as follows;

Said part of said lot fronts 50 feet on the Easterly side of 24th Avenue North and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Gerald L. Berning, II from U.S. Bank National Association N.D. by Special Warranty Deed dated October 5, 2010 and recorded October 20, 2010 in Instrument #20101020-0083857, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1606 24th Avenue N, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is 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 GRANTEE, 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 28th day of December, 2010

Gerald L. Berning, II

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Gerald L. Berning, II , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 28th day of December, 2010.

Notary Public
My Commission Expires: 6-12-11

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110001269 DEEDWARR
Recvd: 01/06/11 09:28 1 pgs
Fees:13.00 Taxes:48.10

20110106-0001682