WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$556,000.00.

Affiant

Subscribed and sworn to before me this 8th day of July, 2011.

Notary Public
My Commission expires: 5-9-12
(Affix Seal)

PRISCILLA C. URBANEX NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

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:
Christopher D. Kimmelshue	Suntrust Mtg	103-04-0-193.00
4206 Nebraska Avenue	PO Box 79041	
Nashville, TN 37209	Baltimore, MD 21279-0041	

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, **Nebraska Holdings, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christopher D. Kimmelshue and wife Katherine N. Kimmelshue, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the west one-half of Lot No. 63 on the plan of West End Annex, of record in Book 332, page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of said lot fronts 50 feet on the north side of Nebraska Avenue and runs back between parallel lines, 158.3 feet to an alley in the rear.

Being the same property conveyed to Nebraska Holdings, LLC, a Tennessee Limited Liability Company, from William E. Bryant, III, Executor for the Estate of Bobbie J. H. Bryant, by deed on November 30, 2010, of record in Instrument Number 20101201-0095508, Register's Office for Davidson County, Tennessee.

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 Book 332, page 61, Register's Office Davidson County, Tennessee.

This is improved property known as: **4206 Nebraska Avenue, Nashville, TN 37209**

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 July 8, 2011.

Nebraska Holdings, LLC, a Tennessee Limited Liability Company

By: Split Rock Development, LLC

BY: _____
Ryan Talbert, Managing Member

BILL GARRETT, Davidson County
Trans:T20110042658 DEEDWARR
Recvd: 07/15/11 10:09 2 pgs
Fees:13.00 Taxes:2057.20
20110715-0054167

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8th day of July, 2011, before me, appeared Ryan Talbert, 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 Managing Member of Split Rock Development, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Ryan Talbert, acknowledged said instrument to be the free act and deed of said corporation (or association).

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

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY