BILL GARRETT, Davidson County
Trans:T20110043526 DEEDWARR
Recvd: 07/19/11 13:56 2 pgs
Fees:13.00 Taxes:312.65
20110719-0055213

THIS INSTRUMENT PREPARED BY: CATHERINE H. GYWN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF JULY, 2011. NOTARY PUBLIC MY COMMISSION EXPIRES: 9-18-12

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jakeema Willis-Frazier 1819 28th Avenue North Nashville, TN 37208	New Owner	081-06-A-012.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KISS L.P.**, a Tennessee limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jakeema Willis-Frazier**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled Resubdivision of the Remainder of Lots 4 thru 8 and part of Lot 3 of the Subdivision of the East part of Lot 10 of the Harding Bosley Tract, of record as Instrument No. 20030516-0067328, as corrected as Instrument No. 20031014-0151915, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KISS L.P., by deed from Secretary of Veterans Affairs, an Officer of the United States of America, of record as Instrument No. 20110531-0041456, dated May 25, 2011, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record as Instrument No. 20030516-0067328 and corrected in Instrument No. 20031014-0151915, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions, including liens for annual assessments, contained in instrument of record in Instrument No. 20090430-0039420, Register's Office for Davidson County, Tennessee.

4. Easements of record in Book 1450, page 514, Book 2638, page 413, Book 5014, page 27, Book 4982, page 94, Book 4892, page 98, Book 7675, page 468, Book 8320, page 175, Book 9027, page 188 and Book 9027, page 185, said Register's Office.

5. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **1819 28th Avenue North, 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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15 day of July, 2011.

KISS L.P.

BY: _____
Eric Johnson, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Eric Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Partner of KISS L.P., the within named bargainor, a Tennessee limited partnership, and that he as such Managing Partner executed the foregoing instrument for the purpose therein contained by signing the name of the Tennessee general partnership by himself as such Managing Partner.

Witness my hand and official seal this 15th day of July, 2011.

_____
Notary Public

My Commission Expires: 09/03/2012

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012