WARRANTY DEED

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00

Kurio Properties, LLC
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF APRIL, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-8-13

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-05029 KURIO

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Kurio Properties, LLC	same	11814017300
3609 Caldwell Court	1405 Chickering Rd	
Nashville, TN 37204	Nashville TN 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES T. ARNETT SR. AND WIFE LINDA W. ARNETT

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

KURIO PROPERTIES, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3609 Caldwell Court, Nashville, TN 37204

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), their heirs and/or 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 our hand on the 22nd day of April, 2013.

James T. Arnett Sr.

Linda W. Arnett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JAMES T. ARNETT SR. AND LINDA W. ARNETT, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of April, 2013.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires 03-27-2016

BILL GARRETT, Davidson County
Trans:T20130033685 DEEDWARR
Recvd: 04/24/13 14:37 2 pgs
Fees:13.00 Taxes:1665.00

20130424-0040794

13-05029 KURIO

EXHIBIT A - LEGAL DESCRIPTION

Being part of Lot No. 20 on the Plan of the Nathaniel A. McNairy Lands, as of record in Book 1, Page 29, Minute Book "E", Page 564 and 565, Chancery Court of Davidson County, Tennessee.

Beginning at a point in the Westerly margin of Caldwell Court, being 411.32 feet North of Caldwell Lane; thence across J. Carl Cooper Senior's property, North 86 deg. 14' West 130.0 feet to a stake in the line between the said Cooper lot and a lot of Harold E. Ingraham; thence with the line between said lots, North 3 deg. 38' East 46.14 feet to a stake; thence across Ingraham's Lot North 86 deg. 14' West 130.0 feet to a stake in the Westerly line of the Ingraham lot: thence with said Westerly line North 3 deg. 38' East 103.86 feet to a stake; thence South 86 deg. 14' East 260 feet to a stake in the Westerly margin of Caldwell Court; thence with the said Westerly margin of said Court South 3 deg. 38' West 150 feet to the point of beginning, and described according to a survey by Clyde D. Anderson, Surveyor, dated, June 18, 1966.

Being the same property conveyed to James T. Arnett, Sr. and wife, Linda W. Arnett by Warranty Deed from Ruby Perryman Cooper, unmarried, recorded on the 5th day of October, 2005 in Instrument No. 20051005-0120173, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NATHANIEL A.MCNAIRY LANDS, as recorded in Plat Book 1, Page(s) 29, Minute Book "E", Page 564 and 565, Chancery Court, Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).