THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13070096**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $270,000.00 Affiant Subscribed and sworn to before me, this 19th day of July, 2013. Notary Public My Commission Expires:

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014

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BILL GARRETT, Davidson County
Trans:T20130062762 DEEDWARR
Recvd: 07/23/13 14:56 2 pgs
Fees:13.00 Taxes:999.00
20130723-0076229

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The Kingston Group, LLC 4705 Alabama Ave Nashville TN 37209	New Owner	Tax Parcel ID No. 091-11-0 318.00 091-11-0 319.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen Nestor** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Kingston Group, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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

Being Lot 606, 608, 610, and 612 of Block No. 92, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County.

Being the same property conveyed to Stephen Nestor, a single person by Warranty Deed from David W. Duke II and Curtis M. Groves, as joint tenants with right of survivorship, recorded on the 10th day of June, 2005 in Instrument No. 20050610-0066670, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN NO. 1, WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74 and 75.

This is improved property located at 4705 Alabama Ave Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of July, 2013.

Stephen Nestor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen Nestor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2013.

Notary Public

My Commission Expires:

NICHOLAS S. AKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2015

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015