THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31356-07-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $182,500.00. Affiant Subscribed and sworn to before me this ~~15th~~ 21st day of August, 2013. Notary Public My Commission Expires:

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

WARRANTY DEED

Address New Owner: Chad R. Taylor 601 Old Hickory Boulevard, #65 Brentwood, TN 37027	**Send Tax Bills To:** Same	**Tax Information:** Map and Parcel No.: 171 030 B 26100 CO

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, **K & T Ohana, LLC, a Louisiana limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chad R. Taylor, an unmarried man** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 601 Old Hickory Boulevard, #65, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20130073800 DEEDWARR
Recvd: 08/27/13 08:46 4 pgs
Fees:23.00 Taxes:675.25
20130827-0090038

Return To
Vanderpool, Pearman, & Drumwright
856 Seaboard Lane, Suite G-104
Franklin, TN 37067

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of August, 2013.

K & T Ohana, LLC, a Louisiana limited liability company

By: Kevin Mawae MANAGING MEMBER
Kevin Mawae, Managing Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kevin Mawae**, 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, and who further acknowledged that he is the Managing Member of K & T Ohana, LLC the maker of a constituent of the maker and is authorized by the maker or by its constituent the constituent being authorized by the maker, to execute his instrument on behalf of the maker.

Witness my hand, at office, this 21 day of August, 2013.

Notary Public

My Commission Expires: at death

DARRYL K. LONG NOTARY PUBLIC STATE OF LOUISIANA PARISH OF EAST BATON ROUGE

OFFICIAL SEAL
DARRYL K. LONG
NOTARY ID #39645
STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE
My Commission is for Life

Land in Davidson County, Tennessee, being Unit No. 23 on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, of record in Plat Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to K & T Ohana, LLC, a Louisiana limited liability company, by deed dated March 24, 2009, from Lisa Michelle Jones, of record in Instrument No. 20090326-0027455, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 7798, page 843, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions and Restrictions for Fredericksburg Homeowners Association, Inc. of record in Book 8920, page 65, amended in Book 9860, page 840, Book 9500, page 393, and Book 10694, page 541, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Declaration of Covenants, Conditions and Restrictions for Townhomes of Fredericksburg of record in Book 10126, page 435, amended in Book 10224, page 683, corrected in Book 10294, page 850, Book 10393, page 11, Instrument No. 20000718-0070558, rerecorded in Instrument No. 20050705-0076596, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
5. By-Laws of The Townhomes of Fredericksburg, of record in Book 10126, page 435, amended in Book 10275, page 959, Register's Office for Davidson County, Tennessee.
6. By-Laws of Fredericksburg Homeowners Association, Inc., of record in Book 8920, page 45, amended in Book 10694, page 539, and Book 11550, page 554, Register's Office for Davidson County, Tennessee.

in Book 10012, page 956, and Book 11753, page 208, Register's Office for Davidson County, Tennessee.

8. Charter of Incorporation of Townhomes of Fredericksburg Homeowners Association, Inc. of record in Book 10126, page 430, and Book 11550, page 529, Register's Office for Davidson County, Tennessee.
9. Charter of Incorporation of Fredericksburg Homeowners Association, Inc. of record in 8920, page 40, Register's Office for Davidson County, Tennessee.
10. All matters appearing on the Plan of record as Book 9700, page 957, Register's Office for Davidson County, Tennessee.
11. All matters appearing on the Plan of record as Book 7900, page 509, and Book 7900, page 807, Register's Office for Davidson County, Tennessee.
12. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7358, page 643, Book 7993, page 269, and Book 9607, page 431, Register's Office for Davidson County, Tennessee.
13. Easement for drainage of record in Book 10012, page 756, Register's Office for Davidson County, Tennessee.
14. Easement to State of Tennessee of record in Book 7851, page 712, Register's Office for Davidson County, Tennessee.
15. Easement to Bell South of record in Book 10709, page 143, Register's Office for Davidson County, Tennessee.
16. Storm water detention agreement of record in Book 10357, page 920, Register's Office for Davidson County, Tennessee.