This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# H64-9

ADDRESS NEW OWNER:
KAFWND, LLC
311 Huntington Ridge Drive
Nashville, TN 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
Sumner Bank & Trust
240 West Broadway
Gallatin, TN 37066

MAP
GROUP
PARCEL **147-7-179**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James R. Taylor** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **KAFWND, LLC, a limited liability company**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Located in Nashville, County of Davidson, State of Tennessee, to wit:

Being Lot Number 9, on the Plan of Subdivision of Pritchett Land, of record in Plat Book 421, at page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James R. Taylor by deed from U.S. Department of Veterans Affairs dated June 4, 1991, of record in Book 8374, Page 557, Register's Office for Davidson County, Tennessee.

This is improved property known as 329 Alice Avenue, Nashville, Tennessee 37211. Possession is to be given on August 26, 2013.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, its successors and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 08/27/13 10:21 3 pgs
Fees:18.00 Taxes:259.00
20130827-0090174

WITNESS our hands this the 26th day of August, 2013.

James R. Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James R. Taylor**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 10-28-14

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $70,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 10-28-14

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16