Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0735

BILL GARRETT, Davidson County
Trans:T20130075231 DEEDWARR
Recvd: 08/30/13 09:41 2 pgs
Fees:13.00 Taxes:1702.00
20130830-0091651

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
March 3, 2015

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of August, 2013

Tracy Perry
Notary Public
Commission Expires: 3-3-15

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cumberland Valley Constructors, Inc. 2518 Plum Street Nashville, TN 37207	NEW OWNER	071-03-0-012.00 071-03-0-162.00 071-03-0-006.00

WARRANTY DEED

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

HMK Properties, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cumberland Valley Constructors, Inc.

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

Tract I: 2518 Plum Street (071-03-0-012.00 - IMPROVED)
LAND in Davidson County, Tennessee, being Lot No. 23 on the Plan of Jones and Harts Subdivision, of record in Plat Book 332, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Tract II: 0 Plum Street (071-03-0-162.00 - UNIMPROVED)
LAND in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lot No. 24 on the Plan of Jones and Harts Subdivision, of record in Plat Book 8250, Page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BOTH TRACTS BEING the same property conveyed to HMK Properties, LLC, a Georgia limited liability company, by Warranty Deed from BJS Holdings, LLC, a Tennessee limited liability company, dated 3/25/04 and recorded 3/29/04 in Instrument Number 20040329-0034710, Register's Office for Davidson County, Tennessee.

TRACT III: 0 Hart Street (071-03-0-006.00 - UNIMPROVED)
LAND in Davidson County, Tennessee, being the north half of Lot No. 35 on the Jones and Harts Subdivision, as of record in Plat Book 332, Page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to HMK Properties, LLC, a Georgia limited liability company, by Warranty Deed from Goodlettsville Church of the Nazarene, a Tennessee corporation, dated 10/20/04 and recorded 10/25/04 in Instrument Number 20041025-0127629, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2518 Plum Street, Nashville, TN 37207.
This is unimproved property known as: **0 Plum Street, Nashville, TN 37207**
This is unimproved property known as: **0 Hart Street, Nashville, TN 37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of August, 2013.

HMK Properties, LLC
By: Zackery W. Kellis, Member

Zacky W. Kellis, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Zackery W. Kellis** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be a Member of **HMK Properties, LLC**, the within named bargainor, a corporation, and that he/she as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Member.

Witness my hand and official seal at office this 27th day of August, 2013.

Notary Public

Commission Expiration: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY