THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13070022** BILL GARRETT, Davidson County Trans:T20130084986 DEEDWARR Recvd: 10/02/13 09:46 2 pgs Fees:13.00 Taxes:2405.00 20131002-0103247	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me, this 26th day of September, 2013. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Kurio Properties, LLC 4301 Belmont Park Ter Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-03-0-208.00

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, **Dorris Jacobs Priest,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kurio Properties, 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:

Being parts of Lots Nos. 51 and 52 on the Revised Plan of Belmont Park Place, as of record in Book 421, Pages 118 and 119, Register's Office for said County, being parts of Lots Nos. 1 and 2 on the re-subdivision of said Lots Nos. 51 and 52, not of record, described according to a survey made by Harvey Gee, Surveyor, June 10, 1953, as follows:
Beginning on the Westerly margin of Belmont Park Place at the Southeast corner of Lot No. 65 on the Plan of Neil Hunt's Subdivision, as of record in Book 974, Page 19, said Register's Office, being also the Northeast corner of said Lot No. 1 on said unrecorded plan; thence with the Northerly line of said Lot No. 1, North 80° 57' West 335 feet to an iron pin; thence South 5° 31' West 130 feet to an iron pin; thence South 80° 57' East 335 feet to the Westerly margin of Belmont Park Place; thence North 5° 31' East 130 feet to the beginning.

Being the same property conveyed to Clifford A. Priest and wife, Dorris Jacobs Priest by Warranty Deed from Fremont P. Wirth and wife, Willa Dean Wirth, recorded on the 18th day of June, 1953 in Deed Book 2150, Page 51, in the Register's Office of Davidson County, Tennessee.

Clifford A. Priest having died on August 9th, 2013 in 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 BELMONT PARK PLACE, as recorded in Plat Book 421, Page(s) 118 and 119.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 4301 Belmont Park Ter Nashville TN 37215

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 26th day of September, 2013.

Dorris Jacobs Priest, by Kenneth Allen Priest,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth Allen Priest, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Dorris Jacobs Priest, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 26th day of September, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014