WARRANTY DEED



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $30,000.00.

Affiant

Subscribed and sworn to before me this 20 day of Dec., 2013

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
KDS Investments General Partnership	SAME	072-10-0-265.00
4147 N. Mount Juliet Road		
Mount Juliet, TN 37122		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Equity Trust Company, Custodian FBO Edward W. Meek IRA**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **KDS Investments General Partnership, a Tennessee general partnership**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT 5 ON THE UNRECORDED PLAN OF THE NORTHVIEW SUB-DIVISION AS SHOWN ON A COPY OF A SURVEY THEREOF MADE JULY 23, 1938, BY W.B.SOUTHGATE, SURVEYOR, AND DESCRIBED AS FOLLOWS: SAID LOT NO. 5 BEGINS AT A POINT ON THE EASTERLY SIDE OF NORTHVIEW AVENUE, SAID POINT BEING 150 FEET FROM THE SOUTHEAST CORNER OF NORTHVIEW AVENUE AND MONETA STREET, RUNNING THENCE SOUTHWARDLY ALONG THE EASTERLY MARGIN OF NORTHVIEW AVENUE, 57 FEET TO THE NORTHWEST CORNER OF LOT NO. 4 ON SAID UNRECORDED PLAN, THENCE AT RIGHT ANGLE ALONG THE NORTHERLY MARGIN OF SAID LOT NO. 4, 150 FEET TO A POINT, THENCE NORTHERLY AND PARALLEL WITH NORTHVIEW AVENUE 57 FEET TO A POINT; SAID POINT BEING 150 FEET SOUTH OF THE SOUTHERLY MARGIN OF MONETA STREET, THENCE AT RIGHT ANGLE AND PARALLEL WITH MONETA STREET, 150 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Equity Trust Company, Custodian fbo Edward W. Meek, IRA, by deed from The Estate of William H. Green, Jr., on October 18, 2013, of record in Instrument Number 20131104-0114207, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as: 1705 Northview Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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

WITNESS our hands this December 20, 2013.

Equity Trust Company, Custodian FBO Edward W. Meek IRA

By

Victoria Stutson
Corporate Alternate Signer

Davidson County DEEDWARR
Recvd: 01/02/14 15:38 2 pgs
Fees:13.00 Taxes:296.00
20140102-0000534

STATE OF OHIO

COUNTY OF LORAIN

On this 10 day of December, 2013, before me, appeared Victoria H Stutzon, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the Corp Attorney of Equity Trust Company, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Corp Attorney, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF OHIO

MICHELLE GOLDBACH
Notary Public, State of Ohio
My Commission Expires
August 10, 2018

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE