WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/21/14 11:34 3 pgs
Fees:18.00 Taxes:2072.00
20140121-0005459

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $560,000.00

Affiant

Subscribed and sworn to me on January 17th, 2014

NOTARY PUBLIC

My Commission Expires: 11-6-17

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
KGB Rentals, Inc. 1217 Foxhill Rd. Ashland City, TN 37015	SAME	04315001400 04315001300

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John B. Cole, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto KGB Rentals, Inc., a Tennessee corporation, hereinafter called **"GRANTEE,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract One:
Land in Davidson County, Tennessee, being the East 39.7 feet of Lot No. 25 on the Second Revised Plan of Myatt-Eagan Subdivision of Lot Nos. Two and Three of the Anderson Estates, of record in Book 1424, Page 150, Register's Office for said County.

Said part of lot fronts 39.7 feet on the North side of Old Hickory Boulevard and extends back between parallel lines 182 feet to a dead line.

Tract Two:
Land in Davidson County, Tennessee, being Lot No. 26 on the Second Revised Plan of Myatt-Eagan Subdivision of Lot Nos. Two and Three of Anderson Estates, of record in Book 1424, Page 150, Register's Office for said County.

Said Lot No. 26 fronts 139.6 feet on the Northerly side of Old Hickory Boulevard and runs back between parallel lines 182 feet to a dead line.

Being the same property conveyed to John B. Cole by Warranty Deed from Robert A. Warner and wife, Suzanne G. Warner, recorded on the 11th day of December, 2000 in Instrument No. 20001211-0121857, in the Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors and assigns, against the lawful

claims of all persons whomsoever. 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.

John B. Cole

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 17th, 2014, before me personally appeared John B. Cole to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on January 17th, 2014.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11-6-17

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017