WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/21/14 11:35 3 pgs
Fees:18.00 Taxes:1073.00
20140121-0005460

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $290,000.00

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	04314016000

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, Hickory Place Apartments, LLC, a Tennessee limited liability company, 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 Lot Nos. 9 and 10 of Block "B" on the map of Yowell Place as of record in Book 974, Page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Tract Two:
Land in Davidson County, Tennessee, being Lot Nos. 11, 12, 13 and 14 of the Yowell Place Subdivision as of record in Plat Book 974, Page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made, and further described according to a survey by R. L. Montoya Land Surveying, dated August 8, 1991, as follows:

Beginning at an iron pin in the South margin of Old Hickory Boulevard, said point being 275 feet, more or less, Southeast from the East margin of Hillcrest Drive and Old Hickory Boulevard, being the Northeast corner of Lot No. 10; thence, continuing along the South margin of Old Hickory Boulevard, South 49 deg. 57 min. 38. Sec. East 100.00 feet to an iron pin; thence leaving said South margin along the North line of Lot No. 15, South 41 deg. 10 min. 14 sec. West 225.00 feet to an iron pin in the North line of Lot No. 18; thence along said North line North 4 deg. 57 min. 38 sec. West 100.00 feet to an iron pin, said point being the Southeast corner of Lot No. 10; thence, along said South line of Lot No. 10 North 41 deg. 10 min. 14 sec. East 225.00 feet to the point of beginning.

Being the same property conveyed by Quitclaim Deed from John B. Cole d/b/a H & C Investments and wife, Carol Cole to Hickory Place Apartments, LLC, a Tennessee Limited Liability Company as recorded on the 19th day of August, 1999 in Deed Book 11626, Page 118 (as to Both Tracts); Quitclaim Deed from Aaron Adams, Trustee to John B. Cole d/b/a H & C Investments as recorded on the 22nd day of February, 1999 in Deed Book 11349, Page 968 (as to Tract One); part of Quitclaim Deed from Aaron Adams, Trustee to Cole Family Partners, L.P. as recorded on the 20th day of March, 1997 in Deed Book 10386, Page 550 (as to Tract One); Quitclaim Deed from Norman D. Rollins, Trustee to John B. Cole as recorded on the 30th day of August, 1983 in Deed Book 6125, Page 531 (as to Tract One); Warranty Deed from Mary E. Blanchette, widow to Jack Cole and John Taylor as recorded on the 20th day of February, 1979 in Deed Book 5396, Page 386 (as to Tract One); and Warranty Deed from Alex Michael Heughan and wife, Donna Susan Heughan to John B. Cole, d/b/a H & C Investments as recorded on the 22nd day of February, 1999 in Deed Book 11349, Page 970 (as to Tract Two), 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.

Hickory Place Apartments, LLC

By: _____

Its: _____

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 17, 2014, before me personally appeared John B Cole, to me known (or proved to me on the basis of satisfactory evidence) to be the person herein described, and who, upon oath, acknowledged himself to be an authorized representative and Chief Manager of Hickory Place Apartments, LLC, the within named bargainor, and that he as such authorized representative and Chief Manager executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such authorized representative and Chief Manager

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

_____

NOTARY PUBLIC

My Commission Expires: 11-6-17

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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