RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans:T20140005942 DEEDWARR
Recvd: 01/27/14 10:42 3 pgs
Fees:18.00 Taxes:2590.00
20140127-0007166

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Ronald Anthony Kimbro
AFFIANT

Subscribed and sworn to before me this 24 day of January, 2014.

Notary Public
My Commission Expires: 7/6/2015

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
KP Properties, Inc. 2519 Ashwood Avenue Nashville, TN 37212	KP Properties, Inc. 629 Postoak Cir. Brentwood, TN 37027	104-15 67.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum 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, **RONALD ANTHONY KIMBRO, married** (herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **KP PROPERTIES, INC., a Tennessee corporation** (herein referred to as "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No's 1 and 2 of the Resubdivision on the Plan of Sunset Park, of record in Instrument No. 20140106-0001159, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ronald Anthony Kimbro and wife, Sharon Kimbro, by deed from Dorothy B. Kimbro Finke, of record in Book 9314, page 282, dated March 31, 1994, and being further conveyed to Ronald Anthony Kimbro by deed from Sharon Kimbro, of record in Book 11288, page 752, dated January 4, 1999, said Register's Office.

This is improved property known as 2519 Ashwood Avenue, Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes for 2014, a lien, but not yet due and payable, which is assumed by the Grantee;

2. Matters shown on Plan of record in Plat Book 332, page 132, Register's Office for Davidson County, Tennessee; and

3. Matters shown on the Resubdivision of Lot 51 on the Plan of Sunset Park in Instrument No. 20140106-0001159, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S successors and assigns, forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land; has a good right to convey it; and the same is unencumbered, except as otherwise herein set out. GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S successors and assigns, against the lawful claims of all persons whomever.

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.

I, Ronnica N. Kimbro, wife of the within named Ronald Anthony Kimbro, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

WITNESS our hands this 24 day of January, 2013.

Ronald Anthony Kimbro

Ronnica N. Kimbro

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **Ronald Anthony Kimbro,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of January, 2014.

Notary Public

My Commission Expires: 7/4/2015

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **Ronnica N. Kimbro,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of January, 2014.

Notary Public

My Commission Expires: 7/4/2015

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY