BILL GARRETT, Davidson County
Trans:T20140005971 DEEDWARR
Recvd: 01/27/14 11:17 2 pgs
Fees:13.00 Taxes:203.50
20140127-0007222

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4804

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
949 Main, LLC. 153 Davidson Road Nashville, TN 37205-2703	New Owner	Part of 091-06-0-305.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $55,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of December, 2013.

Notary Public

My Commission Expires: _____
(Affix Seal)

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Stan Kinslow, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **949 Main, LLC., a Tennessee limited liability company ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being all of Lot No. 1419 of Block 199 on the Map showing extension of Plan No. 1, West Nashville, of record in Book 57, page 173, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 1419 fronts 25 feet on the northerly side of Kentucky Avenue and run back between parallel lines 150 feet to an alley at the rear on which it measures 25 feet.

Being the same property conveyed to Stan Kinslow, by Warranty Deed from Sylvan Property Group, LLC, dated April 12, 2006, of record in Instrument No. 20060412-0042255, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **5516 Kentucky Avenue, Nashville, TN 37209**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **5th** day of **December, 2013.**

GRANTOR

Stan Kinslow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Stan Kinslow** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **5th** day of **December, 2013.**

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017