RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-17627

WARRANTY DEED

K. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/05/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ridgemont Homes, LLC, a Tennessee limited liability company	Ridgemont Homes, LLC, a Tennessee limited liability company	Part of 08304024600
(NAME)	(NAME)	
2053 Willowmet Drive	2053 Willowmet Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140008683 DEEDWARR
Recvd: 02/06/14 12:05 2 pgs
Fees:13.00 Taxes:185.00
20140206-0010576

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **K 2 Properties, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ridgemont Homes, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. D, as shown on the plan of McKennell Drive Townhomes, a Condominium, a Horizontal Property Regime, filed as Exhibit B to and established by the Declaration of record in Instrument 201310070105114 and restated in Instrument No. 201401020000261, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Jennifer L. Webster by Deed from Liquidation Properties Inc., dated 11/05/2004 and filed for record on 11/22/2004 in Instrument 200411220139639, Register's Office for Davidson County, Tennessee.
Being part of the same property conveyed to K 2 Properties LLC by Deed from Jennifer L. Webster now known as Jennifer L. Sherry, dated 05/03/2013 and filed for record on 05/09/2013 in Instrument 201305090046961, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Instrument 201308150085806 and restated in Instrument No. 201401020000261, said Register's Office.
Restrictions of record in Instrument 201310070105114, said Register's Office.
Agreement of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No.

20140102000074, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 309B McKennell Drive, Unit D, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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.

Witness my hand this 30th day of January, 2014.

K 2 PROPERTIES, LLC

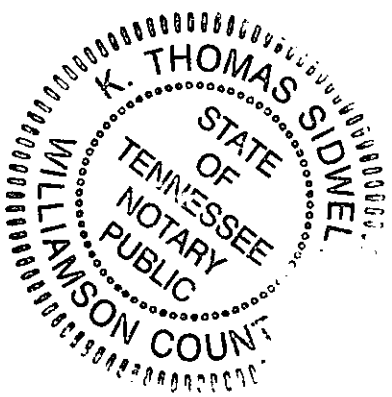
Kevin Dattilo
Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Kevin Dattilo with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of K 2 Properties, LLC and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 30th day of January, 2014.

Notary Public
My Commission Expires: 11/15/17



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027