This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 03/31/14 14:12 3 pgs
Fees:18.00 Taxes:1255.04
20140331-0026370

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of March, 2014, by and between Charlie W Pope Jr, Cletis Pope, Geraldine Perithas Brown by Karen Delores Holmes, Attorney In Fact, Delores Hill , party of the first part, and K.A.W. Properties, LLC, a Tennessee Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Parcel I Address: 937 34th Avenue North M&P 09205011100
BEING part of the easterly one-half of Block 47 on the Map of Midway as of record in Book 421, Page 11, Register's Office for Davidson County, Tenn.

SAID part of the easterly half of Block 47 begins in the westerly margin of Thirty Fourth Ave, N. at a point 200 feet south of Eden Street; thence on a line parallel with Eden Street westerly 150 feet to the easterly margin of an alley; thence with the margin of said alley south 50 feet to a point thence easterly on a line parallel with Eden Street 150 feet to the westerly margin of Thirty Fourth Ave. N. thence north 50 feet to the point of beginning and is a part of the property conveyed to C.A. Terry by deed recorded in Book 939, Page 228, R.O.D.C., Tenn.

Being a portion of the property conveyed to Charlie W. Pope, Jr., Delores Hill, Cletis Pope, Geraldine Brown by virtue of that certain Quit Claim Deed dated November 14, 2007, at Instrument No. 20071119-0135102 and Book 10852, Page 609 in the Register's Office of Davidson County, Tennessee.

Parcel II ADDRESS: 940 31st Avenue M&P 09206001500
BEING Lot No. 28 Block 16 on the map of George I. Waddey's Subdivision of Blocks 16 and 26 of Midway Plan, as of record in Book 6200, Page 291 and Instrument No. 20080326-0030406, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the property conveyed to Charlie W. Pope, Jr., Delores Hill, Cletis Pope, Geraldine Brown by virtue of that certain Quit Claim Deed dated November 14, 2007, at Instrument No. 20071119-0135102 and Book 10852, Page 609 in the Register's Office of Davidson County, Tennessee.

Parcel III ADDRESS: 939 34th Avenue North M&P 09205011200
BEING part of the easterly half of Block 47 on the Map of Midway, as of record in Book 421, Page 11, Register's Office for said County.

SAID part of Block 47 begins at a point on the westerly margin of 34th Avenue North 150 feet south of Eden Street, running thence westerly on a line parallel with Eden Street 150 feet to the easterly margin of an alley; thence with said margin of the alley south 50 feet to a point; thence easterly on a line parallel with Eden Street 150 feet to the westerly margin of 34th Avenue North; thence north 50 feet to the point of beginning and being part of the property conveyed to J. L. Harding and C.A. Terry by deed of record in Book 602, Page 194, said Register's Office, and Harding's interest conveyed to C.A. Terry by deed recorded in Book 939, Page 228, said Register's Office.

Being a portion of the property conveyed to Charlie W. Pope, Jr., Delores Hill, Cletis Pope, Geraldine Brown by virtue of that certain Quit Claim Deed dated November 14, 2007, at Instrument No. 20071119-0135102 and Book 10852, Page 609 in the Register's Office of Davidson County, Tennessee.

Parcel IV ADDRESS: 945 34th Avenue North M&P 09205011500

BEGINNING at a point on the west side of 34th Avenue North, formerly Linden Street, 50 feet south of Eden Street or Avenue, running thence south along the west line of 34th Avenue 50 feet to a point, the northeast corner of the lot conveyed to the said George Harris and wife, by deed as recorded in Book 936, Page 274, RODC, Tenn.; thence westerly along their northerly line, a line parallel with Eden Avenue, 150 feet to an alley; thence northerly along the easterly margin of said alley 50 feet to a point; thence easterly along a line parallel with Eden Avenue 150 feet to the point of beginning and is part of the easterly one-half of Blk. 47, on the Map of Midway, as of record in Book 421, Page 11, RODC, Tenn.

Being a portion of the property conveyed to Charlie W. Pope, Jr., Delores Hill, Cletis Pope, Geraldine Brown by virtue of that certain Quit Claim Deed dated November 14, 2007, at Instrument No. 20071119-0135102 and Book 10852, Page 609 in the Register's Office of Davidson County, Tennessee.

Parcel V ADDRESS: 393 33rd Avenue North M&P 09205012900

BEING the south 50 feet of the north 150 feet of the east 150 feet of Block 42, on the Map of Midway, of record in

Book 421, Page 11, Register's Office for said County.

SAID part of said Block 42 fronts 50 feet on the westerly side of 33rd Avenue North and runs back between parallel lines 150 feet to an alley.

Being all or part of the same property conveyed to Being a portion of property conveyed to Charlie W. Pope, Jr., Delores Hill, Cletis Pope and Geraldine Brown by virtue of that certain Quit Claim Deed dated November 14, 2007, at Instrument No. 20071119-0135102 in the Register's Office of Davidson County, Tennessee.

~~Being a portion of the property conveyed to Charlie W. Pope, Jr., Delores Hill, Cletis Pope and Geraldine Brown by virtue of that certain Quit Claim Deed dated November 14, 2007, at Instrument No. 20071119-0135102 in the Register's Office of Davidson County, Tennessee.~~

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Charlie W Pope Jr

Cletis Pope

Geraldine Perithas Brown by Karen Delores Holmes, Attorney In Fact

Delores Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Charlie W Pope Jr, Cletis Pope, and Delores Hill , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of March, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2014, before me personally appeared Karen Delores Holmes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Geraldine Perithas Brown and acknowledged that she executed the same as the free act and deed of the said Geraldine Perithas Brown.

WITNESS my hand and official seal at office this 31st day of March, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: K.A.W. Properties, LLC
4744 Drakes Branch Rd
Nashville, TN 37214

Tax Parcel No 09205011100, 09206001500, 09205011200, 09205011500, 09205012900

Property Address: 937 34th Avenue North Nashville, TN 37209; 940 31st Avenue North B Nashville, TN 37209; 939 34th Avenue North Nashville, TN 37209; 945 34th Avenue North Nashville, TN 37208; 939 33rd Avenue North Nashville, TN 37209

MAIL TAX BILLS TO: K.A.W. Properties, LLC
4744 Drakes Branch Rd
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $339,200.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of March, 2014.

Notary Public

My Commission Expires: 7-3-17

Certificate of Authenticity

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Cari Allen, 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 is 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, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

My Commission Expires: