BILL GARRETT, Davidson County
Trans:T20140031612 DEEDWARR
Recvd: 05/07/14 12:56 2 pgs
Fees:13.00 Taxes:582.75
20140507-0039022

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., ste 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $157,500.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2014.

Notary Public
My commission expires: _____

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

Address of New Owner:	Send Tax Bills to:	Tax Information
Ashley Bosshart 2332 Oak Court Nashville, TN 37206	Same as Owner	083070333000

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **MKK Family, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ashley E. Bosshart and Nicholas Buda,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No 15 Eastland Oaks section 2 as shown on the plan of record in Book 4860, page 9 Register's Office of Davidson County, Tennessee to which plat reference is herebu made for a more complete and accurate description thereof.

Being the same property conveyed to MKK Family, LLC by Deed from Souther Land Acquisitins Inc, Trustee of the Paul Morris Education Fund Trust Dated March 18th, 2011 and filed for record in Inst. 20110401-0025265 Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Any Owner's Policy issued pursuant hereto will contain under Schedule B the Standard Exceptions listed below. Any loan policy issued pursuant hereto will contain Standard Exceptions (a), (d), and (e) unless a satisfactory survey and inspection of the premises is made:

1) Taxes for the year 2014, a lien, not yet due and payable. 2) Subject to any and all matters appearing on the plan of record in Book 4860, page 9 Register's Office of Davidson County, Tennessee. 3) Subject to any and all easements and restrictions of record on the plan of record in the Register's Office of Davidson County, Tennessee.

This property is improved property known as **2332 Oak Court, Nashville, TN 37206.**

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 assigns, forever. Grantors

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs 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.

WITNESS my hand this the 30th day of April, 2014.

MKK Family, LLC
A Tennessee limited liability company

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Authorized Representative** (or other officer authorized to execute the instrument) of **MKK Family, LLC**, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as **Authorized Representative** (or other authorized officer).

Witness my hand, at office, this 30th day of April, 2014.

_____
Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2014043031