WARRANTY DEED

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 3rd DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Y-TC-14-356

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
KASS DEVELOPMENT, LLC	**Kass Development, LLC**	
(NAME) **4 Bridleway Trl**	(NAME) **4 Bridleway Trail**	**1190003600**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KEVIN S. KINSMAN AND LINDA A. KINSMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KASS DEVELOPMENT, LLC** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of the southerly 150 feet of Lot 21 on the Plan of G.P. Rose's Property of record in Plat Book 547, Page 74, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 50 feet on the northerly side of an un-named Avenue, now Hester, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Kevin S. Kinsman and wife, Linda A. Kinsman by deed from Harold L. Privette, single of record in Book 10249, page 404, Register's Office for Davidson County, Tennessee, dated October 31, 1996 and recorded on November 5, 1996. (Value or consideration shown in aforementioned deed $62,000.00.)

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 74, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **356 Hester Avenue, Nashville, Tennessee 37210**.

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; 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 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.

BILL GARRETT, Davidson County
Trans:T20140048485 DEEDWARR
Recvd: 07/08/14 10:10 2 pgs
Fees:13.00 Taxes:203.50
20140708-0059874

Witness my/our hand(s) this the 3rd DAY OF JULY, 2014.

Kevin S. Kinsman

Linda A. Kinsman by Kinsman, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 3rd of July, 2014.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH 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, Kevin S. Kinsman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LINDA A. KINSMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said LINDA A. KINSMAN.

Witness my hand and official seal, this the 3rd of July, 2014.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212