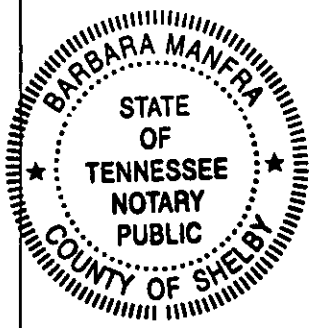
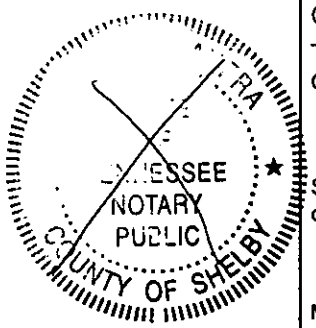
WARRANTY DEED





STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00

Mary Lynne Cook
Affiant

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

Barbara Manfra
Notary Public

MY COMMISSION EXPIRES: 6-12-18

(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
Michael Scott Richardson	Michael Scott Richardson	118060J00200
(NAME)	(NAME)	BILL GARRETT, Davidson County
825 Clayton Avenue, Unit B	825 Clayton Avenue Unit B	Trans:T20140057149 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 08/05/14 15:26 2 pgs
Nashville, TN 37204	Nashville, TN 37204	Fees:13.00 Taxes:2460.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140805-0070418

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, **MK2 Properties, GP, a Tennessee General Partnership**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Michael Scott Richardson, unmarried** , 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. "B", of Clayton Drive Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Clayton Drive Townhomes, of record in Instrument 201311080116123, as amended in Instruments 201401020000267 and 201401240006890,* Register's Office for Davidson County, Tennessee, which reference to Plat attached as Exhibit C to said Declaration is hereby made for a more accurate location and description of said Unit, together with an undivided percentage interest in the Common Area(s) as set forth in said Declaration, as amended. *and 20140711-0061402

Being part of the same property conveyed to MK2Properties, GP, a Tennessee general partnership by Warranty Deed dated 11/05/2013 from Oddie Mel McCurdy, unmarried of record in Instrument 201311080116122, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 843, Page 96 and Plat Book 843, Page 97, said Register's Office.
Master Deed and By-Laws filed for record in Instrument 201311080116123, as amended of record in Instrument 201401020000267 and Instrument 201401240006890,** said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

**and 20140711-0061402

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 825 Clayton Avenue, Unit B, Nashville, TN 37204
(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 29 day of July, 2014.

MK2 Properties, GP
By: K2 Properties, LLC, Partner

By: Kevin Dattilo, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Kevin Dattilo, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that he is the Chief Manager of K2 Properties, LLC (herein called the "Maker"), or a constituent of the Maker and is/are authorized by the Maker or by its constituent, the constituent being authorized by the Maker, to execute this instrument on behalf of the Maker .

Witness my official seal this 29 day of July, 2014.

Kimberly D. Hicks

Notary Public
My commission expires: 3-25-18

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

RETURN TO:
Title and Escrow Services, Inc.
1669 Kirby Parkway, Suite 100
Memphis, TN 38120