WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Deanne D. Johnson
Affiant

Subscribed and sworn to before me, this the 4 day of August, 2014.

Notary Public

My Commission Expires: 8/24/2014
(Affix Seal)

SUSAN L. HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
DeKalb Title, LLC
210 East Public Square
Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Snyder	Same	093 13 0M 001.00
(NAME) 1409 A HAWKINS ST. ~~40 Burton Hills Blvd., Suite 230~~	(NAME)	
(ADDRESS) NASHVILLE, TN 37203 ~~Nashville, TN 37215~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, KPH Holdings, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William F. Snyder, hereinafter called the Grantee, his heirs and 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. 1409 A of the 1409 Hawkins Townhomes, a Horizontal Property Regime with Private Elements, establishing a Planned Unit Development by the Declaration of Covenants, Conditions and Restrictions as of record in Instrument No. 20131030-0112846, 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 of Covenants, Conditions and Restrictions, reference to which is hereby made for a more complete and detailed description of the Unit and the Planned Unit Development, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being a portion of the same lands conveyed to KPH Holdings, LLC from Kevin P. Hartley by Quitclaim Deed dated October 30, 2013 and recorded October 30, 2013 in Instrument No. 20131030-0112845, Register's Office, Davidson County, Tennessee. Also see conveyance to Kevin P. Hartley recorded July 19, 2013 in Instrument No. 20130719-0074874, Register's Office, Davidson County, Tennessee.

This property has an address of 1409 A Hawkins Street, Nashville, Tennessee 37203.

BILL GARRETT, Davidson County
Trans:T20140057791 DEEDWARR
Recvd: 08/07/14 10:52 2 pgs
Fees:13.00 Taxes:943.50
20140807-0071149

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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF, the grantor has hereunto affixed its signature on this the 4th day of AUGUST, 2014.

KPH Holdings, LLC

Wm F Snyder, MEMBER

WILLIAM F. SNYDER, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared WILLIAM F. SNYDER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged to be Member of KPH Holdings, LLC, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing as such Member.

WITNESS my hand and seal of office in Nashville, Tennessee, on this the 4 day of August, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/29/2014

COUNTY OF WILLIAMSON ★ SUSAN L. HEINRICH ★ STATE OF TENNESSEE NOTARY PUBLIC