(1)

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $589,900.00.

Affiant

Subscribed and sworn to before me this 22 day of August, 2014

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kevin Kiel	New Owner	103-08-0-150.01
18 Westlawn Court		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michael Sullivan Builders, GP, a Tennessee General Partnership**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kevin T. Kiel and Aleta D. Kiel, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being a part of Lot No. 336, on the Map of Richland Realty Company's West Lawn Subdivision, as of record in Book 421, Page 32, Register's Office for said County and described as follows:

Beginning at a point in the line between Lots 336 and 337 on said plan which point is 150 ft. Southerly from the Southerly margin of West Lawn Driveway; thence with the line between said lots, Southerly 56 ft. to a point, which is 278 ft. North of the North right of way line of the NC4 St. L. Railroad; thence Easterly 100 ft. to a point which is 252.8 feet North of said Railroad right of way; thence Northerly 58 ft. to a point, which point is 150 ft. Southerly from the Southerly margin of West Lawn Driveway; thence Westerly parallel to and 150 ft. Northerly from said Driveway, 100 ft. to a point, being the point of beginning.

(Subject property is a portion of Lot No. 2 on the plan of West Lawn Subdivision, Resubdivision of Lot No. 336, of record in Book 3106, Page 10, Register's Office for Davidson County, Tennessee.)

Being the same property conveyed to Michael Sullivan Builders, GP, a Tennessee General Partnership from William K. Wence and Kathleen W. Wence, Husband and Wife by Warranty Deed on January 9, 2014, of record in Instrument Number 20140113-0003288, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 421, Page 32 and Plat Book 3106, Page 10, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 924, Page 24 and Book 5787, Page 280, Register's Office for Davidson County, Tennessee.

This is improved property known as: **18 Westlawn Court, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20140062972 DEEDWARR
Recvd: 08/25/14 15:28 2 pgs
Fees:13.00 Taxes:2182.63
20140825-0077486

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 our hands this August 22, 2014.

Michael Sullivan Builders G.P.

By _____ G.P.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, Notary Public, of the State and County aforesaid, personally appeared Michael Sullivan, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of Michael Sullivan Builders G.P., the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 22nd day of August, 2014.

_____
NOTARY PUBLIC

ANDREW H. MAHONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/5/18