WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140064124 DEEDWARR
Recvd: 08/28/14 15:40 2 pgs
Fees: 13.00 Taxes: 2323.60
20140828-0078904

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $628,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME: THIS THE 25th day of August, 2014.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 3-3-15

(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
Sharon Renee Wilson	New Owner	118-06-0-J 001.00CO
(NAME)	(NAME)	
825a Clayton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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(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 **Sharon Renee Wilson, 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:

Located in Davidson County, Tennessee, being Unit No. "A", on the plan of Clayton Drive Townhomes, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20131108-0116123, as amended in Instrument No. 20140102-0000267, Instrument No. 20140124-0006890 and Instrument No. 20140711-0061402, Registers Office for Davidson County, reference to which is hereby made for a more complete description.

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 Plan Book 843, Pages 96 & 97, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 201311080116123, as amended of record in Instrument 201401020000267, as amended of record in Instrument 201401240006890, as amended of record in Instrument 201407110061402, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

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 825a Clayton Avenue, 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 25th day of August, 2014.

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

By: Kevin Dattilo, Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Kevin Dattillo, 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 Chief Manger of K2 Properties, LLC, Partner of MK2 Properties, GP, a Tennessee General Partnership and that he/she/they as such executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 25th day of August, 2014.

Notary Public
My Commission Expires: 3-25-18

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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