ADDRESS NEW OWNER:
KDS Investments General Partnership
P.O. Box 1955
Mt. Juliet, TN 37121

SEND TAX BILL TO:
NEW OWNER

MAP & PARCEL NOS.:
92-13-450.00

BILL GARRETT, Davidson County
Trans:T20140070432 DEEDWARR
Recvd: 09/19/14 14:50 3 pgs
Fees:18.00 Taxes:481.00
20140919-0086350

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Justin Rogers and Marianna Rogers, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **KDS Investments General Partnership, a Tennessee general partnership** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

The following described tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 1 on the plan of Normandy 2 Lot Subdivision of record in Instrument No. 20121211-114039, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Justin Rogers and Marianna Rogers, husband and wife, from Scott Bonner, married, by Warranty Deed recorded on March 11, 2013, in Instrument No. 20130311-0023702, Register's Office for Davidson County, Tennessee.

This is property with a common address of **222 37th Ave., North, Nashville, TN 37209.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees;
(2) All matters appearing on the Plan of record in Instrument No. 20121211-0114039, Register's Office for Davidson County, Tennessee; and
(3) Joint Driveway Easement in Book 4475, Page 599, and Book 10291, Page 8, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 18th day of September, 2014.

Justin Rogers

Marianna Rogers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Justin Rogers and Marianna Rogers, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **18th** day of **September 2014.**

Notary Public
My Commission Expires: 1/9/2018

SHARON RAMOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2018

File No. 1409-150

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $130,000.00.

Affiant

Subscribed and sworn before me this 17th day of September, 2014.

Notary Public
My Commission Expires: _____

See attached

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 17th day of September, 2014.

Justin Rogers

Marianna Rogers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Justin Rogers and Marianna Rogers, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **17th** day of **September 2014.**

Notary Public
My Commission Expires:

File No. 1409-150

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $130,000.00.

Affiant

Subscribed and sworn before me this 17th day of September, 2014.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MAR. 7, 2017