Davidson County DEEDWARR
Recvd: 10/08/14 13:37 2 pgs
Fees:13.00 Taxes:1054.13
20141008-0093391

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is ~~$224,900.00~~. 284,900.00 Affiant Subscribed and sworn to before me, this the 2nd day of October, 2014. Notary Public My commission expires: (AFFIX SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN.
My Comm. Expires 2015

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ryan Shelton	New owner	**Map 103-02-0-I, Parcel 002.00CO**
167 Rural Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KISS, L.P., a Tennessee limited partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Shelton, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 2 on the Plan of 167 & 169 Rural Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions, Restrictions and By-Laws of 167 & 169 Rural Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20131203-0122801, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 167 & 169 Rural Avenue Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20131203-0122801, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to KISS, L.P., a Tennessee Limited Partnership, by Deed from James P. Clark, III, married and Carl A. Grote, III, married, of record in Instrument No. 20130514-0048348, Register's Office for DAVIDSON County,Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) Declaration of Covenants, Conditions Restrictions and By-Laws of 167 & 169 Rural Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20131203-0122801, Register's Office for DAVIDSON County, Tennessee.

2) 444, Register's Office for Davidson County, Tennessee.

3) Attorney's Certificate for 167 & 169 Rural Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20131211-0125411, Register's Office for Davidson County, Tennessee.

4) Charter of 167 & 169 Rural Avenue Townhomes Corporation, of record in Instrument No. 20131211-0125411, Register's Office for Davidson County, Tennessee.

5) Taxes for the current year which have been prorated and paid by the Grantor herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **167 Rural Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness its hand by its duly authorized officer this 2nd day of October, 2014.

KISS, L.P., Tennessee limited a Tennessee limited partnership

Eric Johnson, Managing Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Eric Johnson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the **Managing Partner** of **KISS, L.P., Tennessee limited a Tennessee limited partnership**, and that he/she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the said **Eric Johnson** as **Managing Partner.**

Witness my hand, at office in Nashville, Tennessee, this **2nd** day of **October, 2014.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017