THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32049-10-2014**	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 to before me this 13th day of November, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: H & B Development Partners 2210 Oakleaf Drive Franklin, TN 37064	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 092 090 32300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Raymond S. Kinslow, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **H & B Development Partners, a Tennessee partnership** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 3316 Felicia Street, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is not now nor has it ever been the marital principal residence of the Grantor herein.

BILL GARRETT, Davidson County
Trans:T20140087317 DEEDWARR
Recvd: 11/19/14 16:09 3 pgs
Fees:18.00 Taxes:481.00
20141119-0106797

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of November, 2014.

Raymond S. Kinslow

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Raymond S. Kinslow**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2014.

Notary Public

My Commission Expires:

GEORGE E. NIDITER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Resubdivision of The Wilcox Property, of record in Book 421, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Raymond S. Kinslow by deed dated May 8, 2007, from Robert S. Voss, of record in Instrument No. 20070521-0060198, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
2. All matters appearing on the Plan of record as Book 421, page 42, Register's Office for Davidson County, Tennessee.