WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-C21-14-2300

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Lands Trust	**New Owner**	
(NAME) **P.O. Box 42**	(NAME) **P.O. Box 42**	**81-6-298.00**
(ADDRESS) **Whites Creek, TN 37189**	(ADDRESS) **Whites Creek, TN 37189**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **PAUL KAWINZI, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **IDELLA M. LAWRENCE, TRUSTEE OF THE MUSIC CITY LANDS TRUST,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, being part of Lot No. 16 on the Plan of the Nichol Property, as of record in Book 31, Page 603, Register's Office for said County, being an unnumbered lot marked the Harriett Caluiss Wild Property on the Plan of the Nashville Trust Company's Subdivision of the Fannie Wild Property, as of record in Plan Book 3, Page 2, Chancery Court at Nashville.

Said part of Lot No. 16 fronts 102 feet on the Northerly side of Hydes Ferry Pike was widened, and runs back 140 feet, more or less, on the Westerly line and 150 feet, more or less, on the Easterly line, along the Westerly margin of 23rd Avenue, North, to the South line of Lot No. 10 measuring 100 feet thereon.

Being the same property conveyed by Quitclaim Deed from John Kawinzi to Paul Kawinzi as recorded on the 9th day of November, 1999 in Deed Book 11738, Page 31 and Installment Deed from Nathan Wall to John N. Kawinzi, a single person as recorded on the 15th day of November, 1994 in Deed Book 9521, Page 171, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on plat of record in Plan Book 3, Page 2, Chancery Court, and Plat Book 31, Page 603, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2300 Clarksville Pike, Nashville, Tennessee 37208**.

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 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 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.

BILL GARRETT, Davidson County
Trans:T20140089233 DEEDWARR
Recvd: 11/26/14 11:59 2 pgs
Fees:13.00 Taxes:222.00
20141126-0109219

Witness my/our hand(s) this the 21st DAY OF NOVEMBER, 2014.

Paul Kawinzi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL KAWINZI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of November, 2014.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212