WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150002239 DEEDWARR
Recvd: 01/09/15 13:41 2 pgs
Fees:13.00 Taxes:1073.00
20150109-0002624

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2015

Notary Public:

MY COMMISSION EXPIRES: 5/8/18
(AFFIX SEAL)

ANGELA V. POSTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Leigh C. Counts	Avenue Bank	Parcel ID:
804 Neartop Drive	3823 Cleghorn Ave.	10310011500
Nashville, TN 37205	Nashville, TN 37215	

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

LDK Holdings, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Leigh C. Counts , unmarried

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 Lot No. 22 on the plan of Brookside Courts, Section 3, Addition No. 4, of record in Book 2083, Page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to LDK Holdings, LLC, a Limited Liability Company, by Quitclaim Deed from Lee D. Koon, an individual, an unmarried man, of record in Instrument 20140210-0011502, said Register's Office, dated January 23, 2014. See also deed of record in Instrument 20020821-0100940, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2015, Page 59, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2083, Page 25, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 804 Neartop Drive, Nashville, TN 37205

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 we do covenant with the said GRANTEES 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 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 my hand this 6th day of January, 2015.

LDK Holdings, LLC

BY: Authorized agent
~~Sonia Briggs, Authorized Agent~~

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sonia Briggs with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Authorized Agent respectively of LDK Holdings, LLC, the within named bargainer, and that she as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of January, 2015.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.