RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-2402

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/19/15 11:13 3 pgs
Fees:18.00 Taxes:323.75
20150219-0014397

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Carolyn Holmes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February 2015.

Sasha Knowles
Notary Public

MY COMMISSION EXPIRES: 7/11/17
(AFFIX SEAL)

SASHA KNOWLES NOTARY PUBLIC STATE OF TENNESSEE BEDFORD COUNTY My Commission Expires 07-11-2017

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eastland Development Group, LLC	Franklin Synergy Bank	072160C00100CO
(NAME)	(NAME)	
2630 Memorial Blvd.	722 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37179	Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **K2 Properties, LLC, a Tennessee limited liability company** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Eastland Development Group, LLC, a Tennessee limited liability company** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Unit No. A, as shown on the plan of McKennell Drive Townhomes, a Condominium, a Horizontal Property Regime, filed as Exhibit B to and established by the Declaration of record in Instrument No. 20131007-0105114 and restated in Instrument No. 20140102-0000261, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being part of the same property conveyed to K2 Properties, LL, by Warranty Deed from Jennifer L. Webster, now known as Jennifer L. Sherry, dated 05/03/2013, recorded 05/09/2013 of Record in Instrument No. 20130509-0046961, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Instrument No. 20130815-0085806, Register's Office of Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded as Instrument No. 20131007-0105114 and Restated in Instrument No. 20140102-0000261, Register's Office of Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees

and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Agreement of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140102-0000074, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 307 McKennell Avenue, Townhome Unit A, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 13 day of February, 2015.

K2 PROPERTIES, LLC

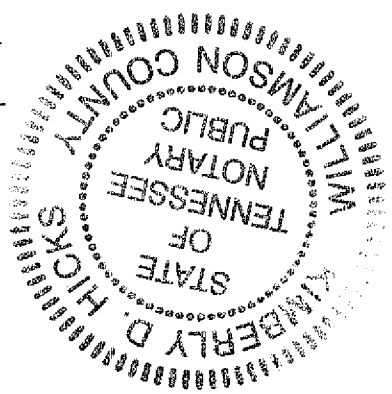
Kevin Dattilo
Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Kevin Dattilo with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of K2 Properties, LLC and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 13 day of February, 2015.

Notary Public
My Commission Expires: 3-25-18



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

True Copy Certification

I, Carol M. Holmes, do hereby make oath that I am a licensed attorney and/or 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.

Carol M. Holmes

State of Tennessee)
County of Rutherford)

Personally appeared before me, Sasha Knowles, a notary public for this county and state, Carol M. Holmes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sasha Knowles, Notary Public

My Commission Expires: 7/11/17

Notary Seal

