This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $399,900.00.

Affiant

Subscribed and sworn before me this the 28th day of May, 2015.

Notary Public
My commission expires: 9/10/18

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Natalie C Rodriguez 2425 Victory Ave, Spt 162 Dallas, TX 75219	New Penn Financial, LLC 4000 Chemical Road, Suite 200 Plymouth Meeting, PA 19462	083-13-0R-001.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KENNER & MCLEAN DEVELOPMENT GROUP, INC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NATALIE C RODRIGUEZ, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Unit A of Homes at 319, a Horizontal Property Regime with Private Elements, established pursuant to Declaration of Covenants, Conditions and Restrictions for Homes at 319, a Horizontal Property Regime with Private Elements of record in Instrument Number 20140623-0054503 with said Unit being depicted on Plat attached as Exhibit A to said Declaration, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Stanley T. Tobitt by Warranty deed from Shirley T. Lloyd of record in Instrument No. 20020212-0018365 Register's Office for Davidson County, Tennessee, dated January 08, 2002 and recorded on February 12, 2002.(Value or consideration as shown in aforementioned deed $30,000.00.).

Being a portion of the same property conveyed to UrbanGate Properties, LLC, a Tennessee limited liability company by Warranty deed from Stanley T. Tobitt of record in Instrument No. 20140520-0043483 Register's Office for Davidson County, Tennessee, dated May 12, 2014 and recorded on May 20, 2014.(Value or consideration as shown in aforementioned deed $125,000.00.).

Being a portion of the same property conveyed to Kenner & McLean Development Group, Inc. by Warranty deed from Urbangate Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140605-0048866 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 05, 2014.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 319 A S 15th Street, Nashville, TN 37206.

WRK

BILL GARRETT, Davidson County
Trans:T20150042895 DEEDWARR
Recvd: 06/02/15 11:36 2 pgs
Fees:13.00 Taxes:1479.63
20150602-0051052

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 28th day of May, 2015.

Kenner & McLean Development Group, Inc.

BY: William D. Kenner, III, President
William D. Kenner, III, President

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William D Kenner III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the President of the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said William D Kenner III as such President.

Witness my hand and official seal this 28th day of May, 2015.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY