ADDRESS NEW OWNER:
Timothy M. Britt
Danielle L. Britt
1707 Northview Avenue
Nashville, TN 37216

SEND TAX BILL TO:
Churchill Mortgage Corporation
761 Old Hickory Blvd #400
Brentwood, TN 37027

MAP & PARCEL NOS.:
072100A00100CO

BILL GARRETT, Davidson County
Trans:T20150043578 DEEDWARR
Recvd: 06/03/15 13:59 2 pgs
Fees:13.00 Taxes:1143.30
20150603-0051883

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **KDS Investments General Partnership, a Tennessee General Partnership** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Timothy M. Britt and Danielle L. Britt, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit(s) A as shown on Exhibit "B" in the "Declaration Establishing a Horizontal Property Regime for 1705 Northview Avenue Townhomes" pursuant to Tennessee Code Annotated, Section 66-27-101, et seq., said Declaration of record in Instrument Number 20140401-0027043, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to KDS Investments General Partnership, a Tennessee general partnership, from Equity Trust Company, Custodian FBO Edward W. Meek IRA by Warranty Deed recorded on January 2, 2014, in Instrument No. 20140102-0000534, Register's Office for Davidson County, Tennessee.

This is property with a common address of **1707 Northview Avenue, Nashville, TN 37216.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Master Deed and ByLaws of record in Instrument NO. 20140401-0027043, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20140401-0027043, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of May, 2015.

KDS Investments General Partnership, Seller
By: Integrity Properties, LLC, Managing Partner of
KDS Investments General Partnership

By: _____
Steven Griffith, President/Managing Member of
Integrity Properties, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Steven Griffith, 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/Managing Member of Integrity Properties, LLC, Managing Partner of KDS Investments General Partnership, the within named bargainor, and that he as such President/Managing Member of Integrity Properties, LLC, Managing Partner of KDS Investments General Partnership executed the within instrument for the purposes therein contained by signing the name of the company by the said Steven Griffith as such President/Managing Member of Integrity Properties, LLC, Managing Partner of KDS Investments General Partnership.

Witness my hand and official seal at office, this 29th day of May 2015.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1505-095

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $309,000.00.

_____
Affiant

Subscribed and sworn before me this 29th day of May, 2015.

_____
Notary Public
My Commission Expires: 3/6/18

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.