BILL GARRETT, Davidson County
Trans:T20150045326 DEEDWARRSP
Recvd: 06/09/15 12:44 3 pgs
Fees:18.00 Taxes:4070.00
20150609-0054142

This Instrument Prepared By:

Marshall L. Hix
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Josh and Bethany Newman 1585 Mallory Lane, #201 Brentwood, Tennessee 37027	**Same**	**093-15-0-042.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, K2, LLC, a Tennessee limited liability company (herein referred to as "Grantor"), has this day bargained and sold and, by these presents, does hereby transfer and convey unto John Newman and Bethany Newman, husband and wife (herein referred to as "Grantees"), their heirs and assigns, forever, the following described tract or parcel of land (the "Property") located in Davidson County, Tennessee, to-wit:

> Being Lot No. 2, on the Plan of Lindsley Avenue Subdivision, of record in Instrument No. 20000623-0062813, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to K2, LLC, a Tennessee limited liability company, by Quitclaim Deed dated November 30, 2012, from Madison Armored Car, LLC, a Tennessee limited liability company, and recorded December 3, 2012 at 13:52 as Instrument No. 20121203-0110925, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 822 Third Avenue South, Nashville, TN 37210.

TO HAVE AND TO HOLD the Property together with all the improvements thereon and the appurtenances thereunto belonging unto Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantees that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as to the following:

- 2015 Davidson County property taxes, a lien, but not yet due and payable, and which have been prorated between Grantor and Grantees.
- Subject to all matters on the Plan of record as Instrument No. 20000623-0062813, Register's Office for Davidson County, Tennessee.
- Easements retained in Metro Council Bill No. 69-1023 within the premises labeled access easement on the plat of Lindsley Avenue Subdivision of record as Instrument No. 20000623-0062813, Register's Office for Davidson County, Tennessee.
- Easements or claims of easements not recorded in the public records.

GRANTOR FURTHER COVENANTS with the Grantees and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor, but no further or otherwise.

WITNESS this the 9th day of June, 2015.

GRANTOR:

K2, LLC,
a Tennessee limited liability company

By: _____
Walter R. Kemp
Title: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public for the state and county aforesaid, Walter R. Kemp, with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of K2, LLC, the Grantor herein, and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 9th day of June, 2015.

KEENE W. BARTLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires:
5/3/16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,100,000.00.

AFFIANT

Subscribed and sworn to before me, this 9th day of June, 2015.

KEENE W. BARTLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires:
5/3/16