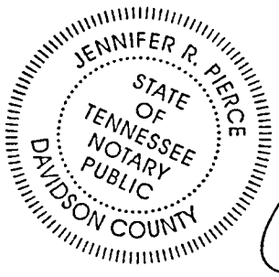
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$119,000.00.**

Affiant

Subscribed and sworn to before me this 7th day of August, 2015.

Notary Public

My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joseph Kane	New Owner	061-05-OA-026.00 CO
407 Lemont Drive		
Nashville, TN 37216	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **King Investment Group, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joseph Kane, married**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 98, on the plan of Poplar Glen Condominiums Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, according to the Master Deed of record in Book 7534, Page 591; Book 7548, Page 612 and in Book 7654, Page 439, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 6900, Page 764 and Plat Book 6900, Page 567, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to King Investment Group, LLC, from Steven Wilson and Cindy Wilson, husband and wife, by deed on March 17, 2015, of record in Instrument Number 20150319-0023855, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 6900, Page 764 and Plat Book 6900, Page 567, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7534, Page 591; Book 7548, Page 612; Book 7654, Page 439 and Book 8036, Page 175, Register's Office for Davidson County, Tennessee.

This is improved property known as: **407 Lemont Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 08/12/15 13:47 2 pgs
Fees:13.00 Taxes:440.30
20150812-0080783

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 our hands this August 7, 2015.

King Investment Group, LLC

By: Tyler C. King, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of August, 2015, before me, appeared Tyler C. King, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a Member of King Investment Group, LLC, and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Tyler C. King, acknowledged said instrument to be the free act and deed of said King Investments Group, LLC.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 11-6-17