Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150071767 DEEDWARR
Recvd: 08/25/15 09:04 2 pgs
Fees:13.00 Taxes:2238.50
20150825-0085592

ADDRESS NEW OWNER:
Thomas Phillips
Amanda Barnard
222 37th Avenue, North
Nashville, TN 37209

SEND TAX BILL TO:

New Owner

MAP & PARCEL NOS.:
09213045000

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 **Thomas Phillips and Amanda Barnard** (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:

**The following described tract or parcel of land in Davidson County, Tennessee, described as follows:**

**Being Lot No. 1 on the plan of Normandy 2 Lot Subdivision of record in Instrument No. 20121211-114039, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to KDS Investments General Partnership from Justin Rogers and Marianna Rogers, husband and wife, by Warranty Deed recorded on September 19, 2014, in Instrument No. 20140919-0086350, Register's Office for Davidson County, Tennessee.**

This is property with a common address of **222 37th Avenue, North, Nashville, TN 37209**.

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 Plan of record in Instrument No. 20121211-0114039, Register's Office for Davidson County, Tennessee.(3) Joint Driveway Easement in Book 4475, Page 599, and Book 10291, Page 8, 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 11th day of August, 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 11th day of August 2015.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN

File No. 1508-161 My Commission Expires MAR. 7, 2017

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STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $605,000.00.

_____
Affiant

Subscribed and sworn before me this 11th day of August, 2015.

_____
Notary Public
My Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018