2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

~~PREPARED BY~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WHEELER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-15-4237

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeff Harvey and Kimberly Harvey	owner	
(NAME)	(NAME)	**131-03-4A-002.00-CO**
4237 Belmont Park Terrace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KURIO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JEFF HARVEY AND KIMBERLY HARVEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for Belmont Park Cottages of record in as Instrument No. 20140624-0054985 and amended by Instrument No. 20140624-0054986, Amendment No. 2 of record in Instrument No. 20141113-0104969 and Amendment No. 3 of record in Instrument No. 20150327 0026491, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Kurio Properties, LLC, a Tennessee limited liability company by Warranty Deed from Dorris Jacobs Priest of record in Instrument No. 20131002-0103247 Register's Office for Davidson County, Tennessee, dated September 26, 2013 and recorded on October 2, 2013.

This conveyance is subject to:
- Taxes for the year 2015 and subseqnet years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 118 and 119, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20131101-0113372, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140624-0054985, amended by Instrument No. 20140624-0054986, and Amendment No. 2 of record in Instrument No. 20141113-0104969, and Amendment No. 3 of record in Instrument No. 20150327-0026491, Register's Office for Davidson County, Tennessee.
- Charter of Belmont Park Cottages Homeowners' Association of record in Instrument Number 20140630-0056976, in the Register's Office for DavidsonCounty, Tennessee.
- Agreement for Maintenance of Storm Water Facility of record in Instrument Number 20140617-0052848, in the Register's Office for DavidsonCounty, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20140711-0061214, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4237 Belmont Park Terrace , Nashville, Tennessee 37215**.

BILL GARRETT, Davidson County
Trans:T20150076210 DEEDWARR
Recvd: 09/08/15 12:19 2 pgs
Fees:13.00 Taxes:3015.50
20150908-0091048

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 31st DAY OF AUGUST, 2015.

Kurio Properties, LLC, a Tennessee limited liability company

BY: _____
Pamela Poe
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA POE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged herself to be the MEMBER of KURIO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of August, 2015.

_____
Notary Public
My Commission Expires: 3-8-2016
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212