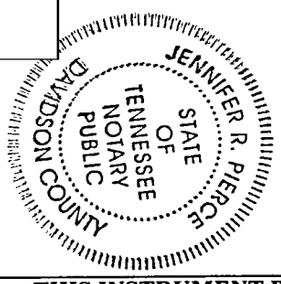
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/13/15 14:02 2 pgs
Fees:13.00 Taxes:185.00
20151013-0104201



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$50,000.00.**

Affiant

Subscribed and sworn to before me this 5th day of October, 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:
Eight-Nine King Development, LLC	New Owner	107-9-22
1585 Malory Lane Suite 202		
Brentwood, TN 37027	,	

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, **Regina Foster Hunter Smith, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Eight-Nine King Development, LLC, a Tennessee Limited Liability Company,** it's successors and/or assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 43 on the Plan of Patricia Heights, Section One, as of record in Book 2331, Pages 130 and 131, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Calvin Boles and wife, Betty Boles from the Trustees of Radford Southern Baptist Church by Deed of record in Book 5419, Page 582, Register's Office for Davidson County, Tennessee. Further conveyed to Regina Foster Hunter from the Fourth Circuit Court for Davidson County, Tennessee, divesting title out of James R. Hunter, Sr. by Order of record in Book 7189, Page 759, Register's Office for Davidson County, Tennessee. Further conveyed to Mary Ann Reese from James R. Hunter and wife, Regina F. Hunter and then to Regina Foster Hunter from Mary Ann Reese by Quitclaim Deed on August 13, 1987, of record in Book 7324, Page 941, 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 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2331, Pages 130 and 131, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2542, Page 519, amended in Book 6045, Page 421; Book 6067, Page 762 and Book 6887, Page 605, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1100 Massman Drive, Nashville, TN 37217**

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.

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 October 5, 2015.

Regina Foster Hunter Smith

Regina Foster Hunter Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Regina Foster Hunter Smith** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 5, 2015

My commission expires 11-6-17

Notary Public

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, Julie Coone, 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: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.