IT IS YOUR RESPONSIBILITY TO RECORD THIS DEED FAILURE TO DO SO IMMEDIATELY MAY ADVERSELY AFFECT YOUR TITLE OR INTEREST

This instrument prepared by:
Nelson Layne, Attorney
P.O. Box 790
Tracy City, TN 37387
Who does not certify matters of Title, Description, Status of Taxes, Survey or Compliance with Planning, Zoning or Other Laws or Regulations by Drafting this Deed.

BILL GARRETT, Davidson County
Trans:T20150094752 DEEDWARR
Recvd: 11/06/15 09:48 2 pgs
Fees:13.00 Taxes:439.93
20151106-0113222

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of one dollar ($1.00), cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledge, **I, DONALD TODD KISCADEN, Owner/President of KTK Mining of Virginia, LLC,** have this day bargained and sold and by these presents do hereby convey my rights, title, and interest unto:

LEK PROPERTY MANAGEMENT LLC,

in the following described real estate situated in the _____ Civil District of Davidson County, Tennessee and more particularly described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows, to-wit:

Being Unit No. 107 on the Master Deed of Easthaven Townhomes of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20030425-0055753, said Register's Office for Davidson County, Tennessee, to which Master Deed of reference is made for a more complete description thereof.

Being the same property conveyed to John Warren Fulton and wife, Mary Noelle Fulton, by deed from Jason R. Bussell and Jennifer D. Holt Bussell, of record in Instrument No. 20060803-0094630, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. Property taxes for 2007 are a lien, but not yet due and payable.
2. All matters appearing on the Plan of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357; Instrument No. 20030425-0055753; Instrument No. 20031007-0147961; and Instrument No. 20040419-0043570, said Register's Office.
3. Declaration of Covenants of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357; Instrument No. 20030425-0055753; Book 20031007-0147961; and Instrument No. 20040419-0043570, said Register's Office.
4. Easement for use of roadways and parking are of record in Instrument No. 20031007-0147962, said Register's Office.
5. Any and all visible easements on and across subject property.
6. Subject to any and all building and zoning regulations of City, County, and State.

This improved property is known as 2120 Lebanon Pike, Unit 107, Nashville, TN 37210.

LAST CONVEYANCE was conveyed to KTK Mining of Virginia, LLC, from John Warren Fulton and wife, Mary Noelle Fulton dated the 27th day of March, 2007 being Map & Parcel: 095 05 0 B 099.00 CO and recorded in the Register's Office of

Davidson County, Tennessee, on March 27, 2007. Reference to 20070327-0036651.

THIS LEGAL DESCRIPTION WAS TAKEN FROM A PRIOR DEED.

SUBJECT to any and all existing easements.

SUBJECT to any governmental zoning and subdivision ordinances or regulations in the effect thereon.

TO HAVE AND TO HOLD the same unto the said, **LEK PROPERTY MANAGEMENT LLC.,** forever in fee simple.

I, DONALD TODD KISCADEN, Owner/President of KTK Mining of Virginia, LLC, COVENANT THAT I AM lawfully seized and possessed of said real estate; have a good, perfect, and lawful right to convey the same; that the title so conveyed is free, clear, and unencumbered; and that I will warrant and forever defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this the 21ST day of OCTOBER, 2015.

DONALD TODD KISCADEN
Owner/President of KTK Mining of Virginia, LLC

STATE OF TENNESSEE
COUNTY OF GRUNDY

On this the 21st day of October, 2015, before me personally appeared **DONALD TODD KISCADEN, Owner/President of KTK Mining of Virginia, LLC,** known to be the person or persons described in and who executed the foregoing instrument and who acknowledged that he executed the same as his free act and deed.

My Commission Expires:
7-7-2019

NOTARY PUBLIC

NELSON LAYNE
STATE OF TENNESSEE NOTARY PUBLIC
GRUNDY COUNTY, TENN.

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property or interest in property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this the _____ day of _____

REGISTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 118,900.00 CDL **, Affiant**
Subscribed and sworn before me this the
6 **Day of** November **,** 2015 **.**
Brady Wells **, Deputy Register**

New Owner!
TAX RESPONSIBILITY:
LEK Property Management LLC
4050 Rivergreen Pkwy
Duluth, GA 30096

FAILURE TO PROPERLY RECORD THIS INSTRUMENT IN THE REGISTER OF DEEDS OFFICE COULD SERIOUSLY JEOPARDIZE YOUR RIGHTS AS A PROPERTY OWNER.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN OR AS TO THE ACCURACY OF THE DESCRIPTION.