WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$394,000.00.**

Affiant

Subscribed and sworn to before me this 1st day of DECEMBER, 2015.

Carmen Coats
Notary Public
My Commission expires: _____
(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:
Katherine Knies Israel Ovalle	Access National Mortgage	072-07-0-117.00
1421 Kirkland Avenue	1800 Robert Fulton Drive Suite 350	
Nashville, TN 37216-3218	Reston, VA 20191	

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, **Eight-Nine King Development, LLC**, a Tennessee limited liability company, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Katherine Knies and Israel Ovalle, Wife and Husband, Tenancy by the Entirety,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 8 and easterly 20 feet of Lot No. 9 on the Map of L.A. Warren's Re-subdivision of Block "C" of R.M. Dudley's Subdivision as of record in Plat Book 843, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to King Investment Group, LLC, a Tennessee Limited Liability Company from Edward L. Dunbar III, and wife Peggy F. Miller Dunbar by Warranty Deed on November 17, 2014, of record in Instrument Number 20141119-0106771, Register's Office for Davidson County, Tennessee. King Investment Group, LLC having since filed an Amendment of Articles of Organization with the Tennessee Secretary of State changing the name of the limited liability company from King Investment Group, LLC to Eight-Nine King Development, LLC.

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 843, Page 102, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1421 Kirkland Avenue, 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.

BILL GARRETT, Davidson County
Trans:T20150102120 DEEDWARR
Recvd: 12/02/15 15:30 2 pgs
Fees:13.00 Taxes:1457.80
20151202-0121688

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 November 30, 2015.

Eight Nine Development, LLC

By: Tyler C. King, Member

Eight Nine Development, LLC

By: Tim E. King, Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Tyler C. King with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Eight Nine Development, LLC, the within named bargainor, a Limited Liability Company, and that as such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Eight Nine Development, LLC as Member.

Witness my hand, at office, this 30th day of November, 2015.

Notary Public My commission expires: 11-6-17

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Tim E. King with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Eight Nine Development, LLC, the within named bargainor, a Limited Liability Company, and that as such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Eight Nine Development, LLC as Member.

Witness my hand, at office, this 30th day of November, 2015.

Notary Public My commission expires: 11-6-17

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY