WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-JG-16-115

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)
KSSK, LLC	**New Owner**	
(NAME)	(NAME)	**07107001600**
1516 Hampton St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EFS INVESTMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KSSK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the South 200 feet of Lot No. 4 on the Map of T.J. Cage's Subdivision of the Tarpley Place, of record in Book 332, Page 97. Register's Office for said County. Said part of said lot fronts 100 feet on the North side of Trinity Lane and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to EFS Investment Partners, LLC by Warranty Deed from Zachary A. Rostad, unmarried, recorded on the 29th day of July, 2009 in Instrument No. 20090729-0070856, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of T.J. CAGE'S SUBDIVISION OF THE TARPLEY PLACE, as recorded in Plat Book 332, Page(s) 97, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **115 Old Trinity Lane, Nashville, Tennessee 37207**.

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.

BILL GARRETT, Davidson County
Trans:T20160021198 DEEDWARR
Recvd: 03/15/16 13:11 2 pgs
Fees:13.00 Taxes:74.00
20160315-0024547

Witness my/our hand(s) this the 15th DAY OF MARCH, 2016.

EFS Investment Partners, LLC

BY: _____
Sheri M. Millman, Member

BY: _____
Frank Abernathy, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank Abernathy & Sheri Millman, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged themselves to be the Members of EFS Investment Partners, LLC, the within named bargainor, a limited liability company, and that they as such Members executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of March, 2016.

_____
Notary Public

My Commission Expires:

NATHAN KEITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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