WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160046517 DEEDWARR
Recvd: 06/02/16 12:13 2 pgs
Fees: 13.00 Taxes: 1443.00
20160602-0055628

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF MAY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1898B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kingston, LLC	NEW OWNER	105-03-059.00
PO Box 26254		
Brentwood, TN 37024		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MCKINNEY 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

KINGSTON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a 0.293 more or less acre tract of land lying in the 17th Council District of Davidson County, Tennessee, and being the same property conveyed to Warner Partners, L.P. as evidenced by deed of record in Instrument No. 20081015-0103966, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps and Associates, Inc., Mark E. Lowrance, Tennessee R.L.S. No. 1660, dated August 10, 2012, as follows:

Beginning at a PK nail (new) set on the easterly margin of Third Avenue South (50' right-of-way), said point being the most southwesterly corner of Lot 32 on the plan of Isaac Paul's Elysian Grove plan of Lots, as of record in Plan Book 1, page 134, Chancery Court at Nashville, Tennessee, said Lot 32 being the Donald A. Jones. Property of record in Deed Book 5294, page 190, Register's Office for Davidson County, Tennessee;
Thence with the southerly line of said Lot 32, and closely following an existing building wall, North 60 Degrees 28 Minutes 53 Seconds East a distance of 136.09 feet to a PK nail (new) set in the westerly margin of Alley No. 148 (10' right-of-way);
Thence with the westerly margin of Alley No. 148, South 29 Degrees 00 Minutes 31 Seconds East a distance of 94.00 feet to an iron pin (new);
Thence with the northerly line of Lot 30 on said plan of Isaac Paul's Elysian Grove plan of Lots, said Lot 30 being the Robert F. Price et ux Property of record in Deed Book 10236, page 794, Register's Office for Davidson County, Tennessee, and closely following an existing building wall, South 60 Degrees 28 Minutes 53 Seconds West a distance of 136.10 feet to a PK nail (new) set in the easterly margin of Third Avenue South;
Thence with the easterly margin of Third Avenue South, North 29 Degrees 00 Minutes 00 Seconds West a distance of 94.00 feet to the Point of Beginning, containing 12,793 Square Feet or 0.293 Acres, more or less.

Being Lot No. 31 and an unnumbered lot adjacent thereto on the south on Paul's Elysian Grove Plan of Lots, of record in Plan Book 1, Page 134, Chancery Court at Nashville, Tennessee.

Being the same property conveyed to McKinney Properties, LLC by Warranty deed from Warner Partners, L.P., a Tennessee Limited Partnership, of record in Instrument No. 20120831-0079167, Register's Office for Davidson County, Tennessee, dated August 23, 2012 and recorded on August 31, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plan Book 1, Page 134, Chancery Court at Nashville, Tennessee.

Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

This is property known as 1034 3rd Avenue South, Nashville, TN 37210-2606

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 19th day of May, 2016.

McKinney Properties, LLC

BY: _____

Chad A. McKinney, Managing Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Chas A. McKinney, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of McKinney Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of May, 2016.

_____

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1898B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027