WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900.00

Sandra Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES: January 5, 2021
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/07/16 11:30 3 pgs
Fees:18.00 Taxes:2404.63
20160607-0057301

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth L. McNeese and Edna A. McNeese	Wells Fargo Bank, N.A.	
(NAME)	(NAME)	
1913 Kimbark Drive	2701 Wells Fargo Way	131-2-2-B/2.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Minneapolis, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ALL STAR PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH L. MCNEESE AND EDNA A. MCNEESE A/K/A EDNA AMELIA MCNEESE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 Unit B of 1911 KIMBARK COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1911 KIMBARK COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20141110-0103750, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1911 KIMBARK COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20141110-0103750, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed by Quitclaim Deed from HTC VII Partners, a Tennessee general partnership to All Star Partners, a Tennessee general partnership as recorded on the 10th day of October, 2014 in Instrument No. 20141010-0094380, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 1130, Page 102, said Register's Office; and restrictive covenants of record in Instrument No. 20141103-0101348, said Register's Office.

unimproved
This is improved x property, known as 1913 Kimbark Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 this 6 day of June, 2016

ALL STAR PARTNERS

BY: THE DUNHAM I TRUST, MANAGING PARTNER

BY: _____

JAN BACHUS, TRUSTEE OF THE DUNHAM I TRUST

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Jan Bachus, the Trustee of The Dunham I Trust, the managing partner of All Star Partners, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Trustee of The Dunham I Trust, the managing partner of All Star Partners, the within named bargainor, a partnership, and that she as such Trustee of The Dunham I Trust, the managing partner of All Star Partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by herself as the Trustee of The Dunham I Trust, the managing partner of All Star Partners.

Witness my hand and official seal at Nashville, Tennessee this 6 day of JUNE, 2016.

Commission expires:
12-06-2016



Delsa J. Carter
Notary Public

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY