WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/16 10:08 3 pgs
Fees:18.00 Taxes:2349.50
20160711-0070497

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-6-2017
(AFFIX SEAL)

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
Jeffrey Freude and Kristen Freude	Suntrust Mortgage, Inc.	
(NAME)	(NAME)	
1912 Kimbark Drive	1001 Semmes Avenue	131-022-C-002.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Richmond, VA 23224	
(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, BIRD DOG VENTURES, A TENNESSEE GENERAL PARTNERSHIP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFREY FREUDE AND KRISTEN FREUDE, 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 1912 A AND B KIMBARK, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1912 A AND B KIMBARK, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150109-0002665, 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 1912 A AND B KIMBARK, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150109-0002665, 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 a portion of the same property conveyed by Quitclaim Deed from HTC VII Partners, a Tennessee general partnership to Bird Dog Ventures, a Tennessee general partnership, as recorded on the 17th day of October, 2014 in Instrument No. 20141017-0095976, 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(s) 102 and Instrument No. 20150109-0002665, said Register's Office; Restrictive covenants of record in Instrument No. 20150109-0002665, said Register's Office; Bylaws of record in Instrument No. 20150109-0002665, said Register's Office; and Charter of record in Instrument No. 20150113-0003520, said Register's Office.

unimproved
This is improved x property, known as 1912 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 7 day of July, 2016

BIRD DOG VENTURES, A TENNESSEE GENERAL PARTNERSHIP

BY: THE BASSWOOD 22 TRUST, MANAGING PARTNER

BY: Kelly Harris

KELLY HARRIS, TRUSTEE

BY: THE PORT WENTWORTH TRUST

BY: Delsa J. Carter

DELSA CARTER, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Kelly Harris, the Trustee of The Basswood 22 Trust, the managing partner of Bird Dog Ventures, 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 Basswood 22 Trust, the managing partner of Bird Dog Ventures, the within named bargainor, a partnership, and that she as such Trustee of The Basswood 22 Trust, the managing partner of Bird Dog Ventures, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by herself as the Trustee of The Basswood 22 Trust, the managing partner of Bird Dog Ventures.

Witness my hand and official seal at Nashville, Tennessee this 7th day of July, 2016.

Commission expires: 7/3/17

LORI C. NETHERLY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Delsa Carter, the Trustee of The Port Wentworth Trust, a partner of Bird Dog Ventures, 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 Port Wentworth Trust, a partner of Bird Dog Ventures, the within named bargainor, a partnership, and that she as such Trustee of The Port Wentworth Trust, a partner of Bird Dog Ventures, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by herself as the Trustee of The Port Wentworth Trust, a partner of Bird Dog Ventures.

Witness my hand and official seal at Nashville, Tennessee this 7th day of July, 2016.

Commission expires: 7/3/17

LORI C. NETHERLY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

Certificate of Authenticity

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

State of Tennessee

County of Davidson

Personally appeared before me, Rachel Bryan, a notary public for this county and state, John Cobb Rochford who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/5/20

RACHEL BRYAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON