WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 6-30-2019

(AFFIX SEAL)

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

G-P-16-0616-T

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)
Bradley Lowell	SAME	
(NAME)	(NAME)	**105-11-0Q-001.00-CO**
616 Benton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **KURIO PROPERTIES, INC.**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADLEY LOWELL, A SINGLE PERSON,** 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:

Land in Davidson County, Tennessee, being Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 614 Benton Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20151106-0113147 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Kurio Properties, LLC by Warranty deed from Raul Torres Corfova, an unmarried man of record in Instrument No. 20151029-0110043 Register's Office for Davidson County, Tennessee, dated October 27, 2015 and recorded on October 29, 2015. Kurio Properties, LLC is now known as Kurio Properties, Inc. as per the Certificate of Converstion effective May 24, 2016 filed with the State of Tennessee.

This conveyance is subject to:
- Taxes for subsequent years, a lien not yet due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 12, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151106-0113147, Register's Office for Davidson County, Tennessee.
- Charter of 614 Benton Avenue Townhomes Homewoners Association, Inc of record in Instrument Number 20151113-0115365, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **616 Benton Avenue , Nashville, Tennessee 37204**.

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:T20160091154 DEEDWARR
Recvd: 10/17/16 09:27 2 pgs
Fees:13.00 Taxes:1609.50
20161017-0109213

Witness my/our hand(s) this the 11th DAY OF OCTOBER, 2016.

Kurio Properties, Inc.

BY: _____
Pamela Renee Kurio
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared PAMELA RENEE KURIO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of KURIO PROPERTIES, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as PRESIDENT.

Witness my hand and official seal, this the 11th of October, 2016.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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