BILL GARRETT, Davidson County
Trans:T20160094797 DEEDWARR
Recvd: 10/26/16 15:48 2 pgs
Fees:13.00 Taxes:1553.63
20161026-0113409

ADDRESS NEW OWNER:
Richard Pitt
3823 Gallatin Pike, Unit 5
Nashville, TN 37216

SEND TAX BILL TO:
Pinnacle Bank
150 3rd Ave. S. Ste 900
Nashville, TN 37201

MAP & PARCEL NOS.:
061150B00500CO

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **KDS Investments General Partnership, a Tennessee general partnership** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto RICHARD PITT, **a single man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Unit No. 5 on the Plan of The Nines, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed and By-Laws for The Nines Owner's Association, Inc., of record in Instrument No. 20160912-0095749, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed and By-Laws. Reference is hereby made to the plan of The Nines, shown on Exhibit "D" to the Master Deed and By-Laws of record in Instrument No. 20160912-0095749, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.**

**Being part of the same property conveyed to KDS Investments General Partnership, a Tennessee general partnership by Deed dated January 28, 2015 from Equity Trust Company Custodian FBO Edward W. Meek Converted Roth 51.7% Undivided Interest, Equity Trust Company Custodian FBO Edward W. Meek Simple IRA 23.7% Undivided Interest, and Equity Trust Company Custodian FBO Edward W. Meek Traditional IRA 24.6% Undivided Interest, of record in Instrument No. 20150205-0011059, Register's Office for Davidson County, Tennessee.**

This is property with a common address of **3823 Gallatin Pike, Unit 5, Nashville, TN 37216**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in Book 421, Page 174, Register's Office for County, Tennessee.(3) Master Deed and By-Laws in Instrument No. 20160912-0095749, said Register's Office.(4) Amendment to Charter for Homeowners Association in Instrument No. 20151130-0120520, said Register's office.(5) Sewer and/or storm drainage easement in Book 4319, Page 882, said Register's office.(6) Declaration of Restrictive Covenants for Stormwater Facilities and Systems in Instrument No. 20141230-0118667, said Register's offfice.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21st day of October 2016.

**KDS Investments General Partnership,**
**By: Integrity Properties, LLC, Managing Partner of**
**KDS Investments General Partnership**

**By:** _____
**Steven Griffith, President/Managing Member of**
**Integrity Properties, LLC**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Steven Griffith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President/Managing Member of Integrity Properties, LLC, Managing Partner of KDS Investments General Partnership, the within named bargainor, and that he as such President/Managing Member of Integrity Properties, LLC, Managing Partner of KDS Investments General Partnership executed the within instrument for the purposes therein contained by signing the name of the company by the said Steven Griffith as such President/Managing Member of Integrity Properties, LLC, Managing Partner of KDS Investments General Partnership.

Witness my hand and official seal at office, this 21st day of October 2016.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1610-236

---

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater ~~for this transfer~~ is $ 419,900.00.

_____
~~Affiant~~

Subscribed and sworn before me this 21st day of October 2016.

_____
Notary Public
My Commission Expires: 8-20-19

KRISTIAN BOOTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 20, 2019