WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019

(AFFIX SEAL)

G-KP-16-354-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)
Kurio Properties, Inc.	new owner	
(NAME)	(NAME)	**119-01-0-035.00**
1405 Chickering Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **JESSE STEWART BRONAUGH, III,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KURIO PROPERTIES, INC.,** 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 Lot No. 20 and the Easterly 3 feet of the Southerly 150 feet of Lot Number 21 on the Plan of A Subdivision of G.P. Rose's Property of record in Plat Book 547, Page 74, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Northerly margin of Hester Avenue at a point 3 feet West of the corner of Lot Numbers 20 and 21; thence with the Northerly margin of said Hester Avenue Eastwardly 63 feet 4 inches to the Westerly margin of the right-of-way of the L & N R.R. ; thence with said right-of-way Northwardly 175 feet 6 inches to the Southeast corner of Lot Number 19; thence with the Southerly line of Lot Numbers 19 and 18, Westwardly 103 feet to the common corner of Lot Numbers: 17, 18,20 and 21; thence with the line between Lot Numbers 20 and 21, Southwardly 20 feet; thence at right angles Westwardly 30 feet; thence at right angles Southwardly 150 feet to the beginning

Being the same property conveyed to Jessee Stewart Bronaugh by Cash Deed for Tennessee deed from The Secretary of Housing and Urban Development, of Washington, D.C of record in Instrument No. 20140207-0010909 Register's Office for Davidson County, Tennessee, dated January 16, 2014 and recorded on February 7, 2014. Said Deed shows an error in the spelling of the Grantee's name. Correct spelling for the Grantee is Jesse Stewart Bronaugh, III.
Jessee Stewart Bronaugh; Jesse Stewart Bronaugh and Jesse Stewart Bronaugh, III are one and the same person.

This conveyance is subject to:
- Taxes for the year 2017, and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 74, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **354 Hester Avenue , Nashville, Tennessee 37210-4604**.

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:T20160113340 DEEDWARR
Recvd: 12/27/16 09:24 2 pgs
Fees:13.00 Taxes:407.00
20161227-0135215

Witness my/our hand(s) this the 18th DAY OF NOVEMBER, 2016.

Jesse Stewart Bronaugh, III by
Jesse Stewart Bronaugh, Jr. Attorney in Fact

Jesse Stewart Bronaugh, III by
Jesse Stewart Bronaugh, Jr. Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jesse Stewart Bronaugh, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JESSE STEWART BRONAUGH, III, and who acknowledged he/she/they executed the same as the free act and deed of the said JESSE STEWART BRONAUGH, III.

Witness my hand and official seal, this the 19th of December, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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