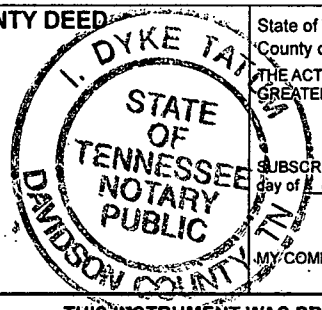
6

**WARRANTY DEED**




State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of December, 2016

Notary Public

MY COMMISSION EXPIRES: 5/8/17

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| **Adam Wise and Victoria George** | Adam Wise **and** **Victoria George** | 08111017600 |
| (NAME) | (NAME) | |
| 248 San Francisco Blvd. | 248 San Francisco Blvd. | |
| (ADDRESS) | (ADDRESS) | |
| San Anselmo, CA 94960 | San Anselmo, CA 94960 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KSRW, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Adam Wise and Victoria George, 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:

All that certain parcel of land situate in the County of Davidson and State of Tennessee, being known and designated as the Northerly half of Lot Number 392, on the Map of McGavock, Wetmore and other's Second Addition to Nashville, called the Addition to the town of McGavock, as of record in Book 21, Page 41, Register's Office for said County, Said part of Lot Number 392 fronts 50 feet on the Westerly side of 17th Avenue North, formerly James Street, and runs back between parallel lines 170 feet to an alley.

Being part of the same property conveyed to KSRW, LLC by deed dated November 16, 2015 from Rich Ward and Kyle Selby of record in Instrument No. 20151124-0119147, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1705 - B 17th Avenue North, Nashville, TN 37208
(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.

BILL GARRETT, Davidson County
Trans:T20170000962 DEEDWARR
Recvd: 01/05/17 08:51 2 pgs
Fees:13.00 Taxes:610.50
20170105-0001098

RW

Witness my/our hands this 14 day of December, 2016.

**KSRW, LLC.**

By: _____ By: _____, Member
**Rich Ward, Member** **Kyle Selby , Member**

State of Tennessee
County of Shelby

Personally appeared before me, a notary public in and for the state and county aforementioned, **Rich Ward** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be **Member of KSRW, LLC and that** he as such **Member** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as **Member.**

WITNESS my hand and seal this 14 day of December, 2016.

_____
Notary Public
My Commission Expires: 9-28-19

HEATHER NASH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 9-28-2019

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Kyle Selby** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be **Member** of **KSRW, LLC** and that he as such **Member** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as **Member.**

WITNESS my hand and seal this 16th day of December, 2016.

_____
Notary Public **I. Dyke Tatum**
My Commission Expires: **5/8/2017**

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 16-wise

RW