ADDRESS NEW OWNER: Amy L. Reynolds

1720 Northview Avenue
Nashville, TN 37216

SEND TAX BILL TO: SunTrust Mortgage, Inc.
901 Semmes Avenue
Richmond, VA 23224

MAP-PARCEL NOS. 072100D00400CO

BILL GARRETT, Davidson County
Trans:T20170001045 DEEDWARR
Recvd: 01/05/17 10:23 2 pgs
Fees:13.00 Taxes:1302.40
20170105-0001211

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

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 **Amy L. Reynolds** (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 1718 B as shown on Exhibit B (pages 9 and 31) of the "Declaration Establishing a Horizontal Property Regime for 1714 Northview Avenue Townhomes" of record in Instrument No. 20140710-0060712, as revised on Exhibit B (pages 9 and 10) of the "Declaration Establishing a Horizontal Property Regime for '1714-1718 Northview Avenue Townhomes'" of record in Instrument No. 20150804-0077323, said Register's Office. See also the original Plan of Northview Lots, 1714 Northview Avenue at Instrument No. 20140324-0023776, said Register's Office.

Being part of the same property conveyed to KDS Investments General Partnership, a Tennessee general partnership, from Equity Trust Company Custodian FBO Edward W. Meek IRA, by Warranty Deed recorded on May 2, 2014, in Instrument No. 20140502-0037060, said Register's Office.

This is property with a common address of 1720 Northview Avenue, 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 having been prorated and payment of same paid by Grantor at closing.(2) All matters appearing on the original Plan of record in Instrument No. 20140324-0023776, Register's Office for County, Tennessee. Note that this Plan was not voided by subsequent plans.(3) All matters appearing on the Plan appearing as Exhibit B in Instrument No. 20140710-0060712 (see Scrivener's Affidavit at Instrument NO. 20140717-0063259, said Register's Office) as re-recorded at Instrument NO. 20150804-0077323; and now shown as Townhomes on Exhibit B of Declaration hereinbelow referenced.(4) "Declaration Establishing A Horizontal Property Regime. For 1714 Northview Avenue Townhomes" of record in Instrument No. 20140710-0060712 (see Scrivener's Affidavit at Instrument NO. 20140717-0063259, said Register's Office), as re-recorded and corrected in Declaration Establishing A Horizontal Property Regime For "1714-1718 Northview Avenue Townhomes" of record in Instrument No. 20150804-0077323 said Register's Office.(5) By-Laws appearing as Exhibit C in Instrument No. 20140710-0060712 (see Scrivener's Affidavit at Instrument NO. 20140717-0063259, said Register's Office) as re-recorded in Instrument No. 20150804-0077323, said Register's Office.(6) Charter for Homeowners Association attached to Instrument No. 20140710-0060712, as re-recorded in Instrument No. 20150804-0077323, said Register's Office.(7) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of either 1714 Northview Avenue Townhomes or 1714-1718 Northview Avenue Townhomes, a Horizontal Property Regime, contained in the Declaration and the By-Laws appended thereto(8) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.(9) Qwest Communications Easement in Instrument No. 20120228-0017172, said Register's Office.(10) Sprint Communications Easement in Instrument No. 20140114-0003779, said Register's Office.

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, 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 3rd day of January 2017.

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 3rd day of January 2017.

_____
Notary Public
My Commission Expires:_____

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

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $352,000.00.

_____
Affiant

Subscribed and sworn before me this 3rd day of January 2017.

_____
Notary Public
My Commission Expires: _____

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

File No. 1612K295