RECORDING INFORMATION

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $85,500.00.

Affiant

Sworn to and subscribed before me this 12 day of April, 2017.

Notary Public

My Commission Expires: 11-5-19

(SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

BILL GARRETT, Davidson County
Trans:T20170031311 DEEDWARR
Recvd: 04/13/17 13:03 3 pgs
Fees:18.00 Taxes:316.35
20170413-0036313

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
KP Capital 2 LP 9525 Inavale Ln. Brentwood, TN 37027-8215	New Owner(s)	061-14-0-157.00

This Indenture is made on the 12th day of April, 2017, by and between **MYRA B. CARLTON, MYRA Q. ELDER, AMY GARRETT, ERICA B. NIXON, and CORINA B. HOLLIS** ("Grantor"), and **KP CAPITAL 2 LP, a Tennessee limited partnership** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 133 on the plan of E. B. Craig's Subdivision of the Crownover property, as of record in Book 894, Pages 640 and 641, Register' s Office for said County.

Said Lot No. 133 fronts 50 feet on the Westerly side of Craig Street and extends back between parallel lines 140 feet to a deed line.

Excluded from the above description is that portion conveyed to The Metropolitan Government of Nashville and Davidson County in Book 11403, Page 590, Register's Office for Davidson County, Tennessee, as follows:

Beginning at the Southwest corner of Lot 133. said point being 100 feet North of the present Northern margin of Ben Allen Road; thence, in a Northerly direction with the Western lot line of Lot 133 for a distance of 38.03 feet, more or less, to a point 58 feet North of the Northerly margin of proposed Ben Allen Road; thence, in a Southeasterly direction and parallel to the Northern margin of proposed Ben Allen Road for a distance of 84.54 feet, more or less, To a point in the Southern lot line of Lot 133; thence, in a Westerly direction with the Southern lot line of Lot 133 for a distance of 75. 51 feet, more or less, to the point of beginning; containing in area approximately 1436 square feet.

Being the same property conveyed to James F. Bloodworth, Jr. and wife, Lois Jean Bloodworth, by Warranty Deed from Fred B. Carnahan, Jr. and wife, Ann L. Carnahan, of record in Book 1684, Page 299, Register's Office for Davidson County, Tennessee, dated 03/04/1949 and recorded on 03/11/1949.

The said James F. Bloodworth, Jr. died intestate 05/03/2002, leaving Lois Jean Bloodworth as the surviving tenant by the entirety. Lois Jean Bloodworth died intestate 04/05/2008 and her interest passed to her four children, Dorothy Lorene Qualls, Wayne Dillon Bloodworth, Myra June Carlton (a/k/a Myra B. Carlton), and Robert Norman Bloodworth, Sr.. Myra Carlton (a/k/a Myra B. Carlton) conveyed a life estate to Wayne D. Bloodworth by deed recorded in Instrument No. 20101229-0103350, Register's Office for Davidson County, Tennessee. Wayne D. Bloodworth (a/k/a Wayne Dillon Bloodworth) died intestate 06/06/2016 having never married and leaving no children. Dorothy Lorene Qualls died intestate 03/16/2011 and her interest passed to her two children, Myra Q. Elder and Amy Garrett. Robert Norman Bloodworth, Sr. died intestate 03/19/2015 and his interest passed to his two surviving children, Erica B. Nixon and Corina B. Hollis. *See* affadavits of heirship of record as Instruments Nos. 20170413-0036301, 20170413-0036302, 20170413-0036303, 20170413-0036304, 20170413-0036305, 20170413-0036306, 20170413-0036307, 20170413-0036308, 20170413-0036309, 20170413-0036310, 20170413-0036311, and 20170413-0036312 in the Register's Office for Davidson County, Tennessee.

The said Myra B. Carlton is executing this instrument both as an individual as as the lawful Attorney-in-Fact for the said Myra Q. Elder, Amy Garrett, Erica B. Nixon, and Corina B. Hollis pursuant to powers of attorney of record as Instrument Nos. 20170413-0036297, 20170413-0036298, 20170413-0036299, 20170413-0036300 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3703 Hilltop Ln, Nashville, TN 37216-2631.

This conveyance is being made subject to:

1. Any and all applicable zoning and setback requirements.

2. Taxes for the year 2017 and subsequent years, a lien not yet due and payable.

3. Subject to all matters shown on the Plan of record in Plat Book 894, Page (s) 640 and 641, Register's Office for Davidson County, Tennessee.

4. Final Agreed Order by The Metropolitan Government of Nashville and Davidson County of record in Book 11403, Page 550, in the Register's Office for Davidson County, Tennessee.

5. Subject to Right of Way of Hilltop Lane.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

[Signature page follows; the remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 12th day of April, 2017.

GRANTOR:

Myra B. Carlton

Myra B. Carlton

Myra Q. Elder by Myra B. Carlton, AIF

Myra Q. Elder by Myra B. Carlton, her Attorney-in-Fact

Amy Garrett by Myra B. Carlton, AIF

Amy Garrett by Myra B. Carlton, her Attorney-in-Fact

Erica B. Nixon by Myra B. Carlton, AIF

Erica B. Nixon by Myra B. Carlton, her Attorney-in-Fact

Corina B. Hollis by Myra B. Carlton, AIF

Corina B. Hollis by Myra B. Carlton, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, MYRA B. CARLTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of April, 2017.

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-27-2019

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, MYRA B. CARLTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the lawful Attorney-in-Fact for Myra Q. Elder, Amy Garrett, Erica B. Nixon, and Corina B. Hollis, and is authorized to execute this instrument on their behalf.

Witness my hand, at office, this 12th day of April, 2017.

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-27-2019