WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170061703 DEEDWARR
Recvd: 07/19/17 11:16 3 pgs
Fees:18.00 Taxes:462.50
20170719-0072740

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019

File No. TE0003196

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANG Homes, Inc.	Same	061.14-0-157.00
(NAME)	(NAME)	
100 Citation Circle		
(ADDRESS)	(ADDRESS)	
Hendersonville TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KP Capital 2 LP, a Tennessee limited partnership,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANG Homes, Inc., a Tennessee corporation,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 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 affidavits 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.

Wayne D. Bloodworth is surviving heir to Lois Jean Bloodworth and acquired an undivided 1/4 interest in the property when she died in 2008.

Being the same property conveyed to KP Capital 2, LP, a Tennessee limited partnership by General Warranty Deed from Myra B. Carlton, Myra Q. Elder, Amy Garrett, Erica B. Nixon and Corina B. Hollis, recorded April 13, 2017 as Instrument No. 20170413-0036313, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3703 Hilltop Lane, Nashville, TN 37216

(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.

Witness my hand this 17th day of July, 2017.

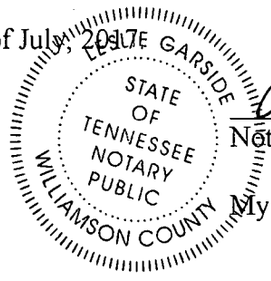
KP Capital 2 LP

By: Richard Peoples, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Richard Peoples, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Managing Partner of KP Capital 2 LP, a Tennessee limited partnership, a Tennessee Partnership, the within named bargainor, and that he as such Managing Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Managing Partner.

Witness my hand this 17th day of July, 2017.



Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206