**BOX 10-A**

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF August, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires September 18, 2017

BILL GARRETT, Davidson County
Trans:T20170070313 DEEDWARR
Recvd: 08/14/17 13:29 2 pgs
Fees:13.00 Taxes:1665.00
20170814-0083210

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lawrence H. Kloess, III, Trustee and Karen B. Kloess | New owner | |
| (NAME) | (NAME) | |
| 5309 Pennsylvania Avenue | | 09107045900 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (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, WE, **5301 PENNSYLVANIA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAWRENCE H. KLOESS, III, TRUSTEE AND KAREN B. KLOESS, TRUSTEE OF THE LAWRENCE H. KLOESS III REVOCABLE LIVING TRUST DATED JANUARY 2, 1998,** 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:

**Land in Davidson County, Tennessee, being Lot No.1210, Block 34, as shown on the map entitled Plan No. 2 of West Nashville, of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being a portion of Warranty Deed from New Beginnings Apostolic Ministries, Inc., a Tennessee Non-Profit corporation to New Life Apostolic Assembly as recorded on the 21st day of October, 2011 in Instrument No. 20111021-0082012, in the Register's Office of Davidson County, Tennessee.**

**Being a portion of the same property conveyed by Warranty Deed from New Life Apostolic Assembly to 5301 Pennsylvania, LLC, a Tennessee Limited Liability Company as recorded on the 18th day of May, 2016 in Instrument No. 20160518-0049629, said Register's Office.**

**Being the same property conveyed by Quitclaim Deed from 5301 Pennsylvania, LLC, a Tennessee a Tennessee Limited Liability Company to 5301 Pennsylvania, LLC, a Tennessee Limited Liability Company as recorded on the 18th day of May, 2016 in Instrument No. 20160518-0049631, said Register's Office.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 5309 Pennsylvania Avenue, Nashville, TN 37209
(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 11 day of August, 2017

5301 PENNSYLVANIA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

TYLER PENNINGTON, MANAGER OF WHITE PINES BUILDING GROUP, LLC, MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Tyler Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Manager of White Pines Building Group, LLC, Manager of 5301 Pennsylvania, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager of White Pines Building Group, LLC, Manager of 5301 Pennsylvania, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Manager of White Pines Building Group, LLC, Manager of 5301 Pennsylvania, LLC.

Witness my hand and official seal at Nashville, Tennessee this 11 day of August, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

_____
Notary Public