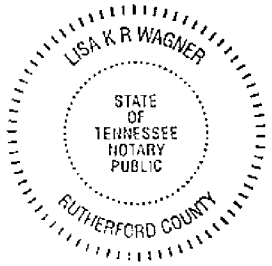
Bill Garrett Davidson County
Batch# 6509 DEEDWARR
10/02/2017 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20171002-0100729



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of September, 2017.

Notary Public

My commission expires: Sept. 20, 2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kurio Properties Inc.	Kurio Properties Inc.	119-01-0-033.00
1405 Chickering Road	1405 Chickering Road	
Nashville, TN 37215	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged

Gilmore Properties I, LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kurio Properties Inc., a Tennessee corporation

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 19 on the Plan of A Subdivision of the G. P. Rose's Property of record in Plat Book 547, Page 74, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING a portion of the same property conveyed to Gilmore Properties I, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from James E. Gilmore (also known as James Gilmore) and Elizabeth Dian Gilmore (also known as Elizabeth Gilmore) of record in Instrument No. 20140219-0014265 Register's Office for Davidson County, Tennessee,

This is improved property known as 353 Glenrose Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

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GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on Plan of A Subdivision of the G. P. Rose's Property of record in Plat Book 547, Page 74, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of September, 2017.

Gilmore Properties I, LLC, a Tennessee Limited Liability Company

BY: James E. Gilmore Member
James E Gilmore, Member

BY: Elizabeth D. Gilmore, Member
Elizabeth D. Gilmore, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, James E. Gilmore and Elizabeth D. Gilmore, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of Gilmore Properties I, LLC, the within named bargainor, a limited liability company and in that capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves as Members .

Witness my hand and official seal this 29 day of September, 2017.

Lisa K R Wagner
Notary Public

My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 30170299

SP 11/2015

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY