Bill Garrett Davidson County
Batch# 8109 DEEDWARR
10/04/2017 08:53:30 AM 4 pgs
Fees: $23.00 Taxes: $758.50
20171004-0101582

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Rutherford The actual consideration or value, whichever is greater, for this transfer is **$205,000.00**. Affiant Subscribed and sworn to before me, this 2nd day of October, 2017. Notary Public My commission expires:

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
KLE ENTERPRISES, LLC	KLE ENTERPRISES, LLC	092-16-0H-104.00-CO
806 18th Ave. S, #104	13957 Dasmarinas Dr.	
Nashville, TN 37203	Corpus Christi, TX 78418-6317	

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, I,

Richard Hoefel and Kristen Hoefel, husband and wife

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

KLE ENTERPRISES, LLC, a Texas limited liability company

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

A certain condominium located in Davidson County, Tennessee, being Unit No. 104 of University House Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing University House Condominium of record in Instrument Number 20070418-0046460, as amended in Instrument No. 20070521-0060541, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

SP 11/2015

Being the same property conveyed to Richard Hoefel and wife, Kristen Hoefel, by Warranty Deed from Craig R. Tolson, unmarried, of record in Instrument No. 20120829-0078229, Register's Office for Davidson County, Tennessee, dated August 14, 2012 and recorded on August 29, 2012.

This is **improved** property known as **806 18th Ave. S, #104, Nashville, TN 37203.**

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, his heirs and assigns, forever.

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 all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record 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 2nd day of October, 2017.

Richard Hoefel by Kristen Hoefel
His Attorney-in-Fact by his attorney-in-fact

Kristen Hoefel

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kristen Hoefel** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Richard Hoefel** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Richard Hoefel,** and is authorized by him to execute this instrument on his behalf.

This the 2nd day of October, 2017.

Notary Public

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

My Commission Expires: 1-

SP 11/2015

STATE OF TENNESSEE
COUNTY OFRUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kristen Hoefel, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 2nd day of October, 2017.

Notary Public
My Commission Expires: _____

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

SolomonParks File No. 7017146

SP 11/2015

TRUE COPY CERTIFICATION

I, Barbara T. Hodge, 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.

Signature

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Barbara T. Hodge who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires 5-27-19

Notary's Seal

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-27-2019