THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170913393** Bill Garrett Davidson County Batch# 35661 **DEEDWARR** 12/11/2017 10:14:49 AM 2 pgs Fees: $13.00 Taxes: $1,024.90 20171211-0125802	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $277,000.00 Affiant Subscribed and sworn to before me, this 5th day of December, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-20

WARRANTY DEED

Address New Owner: Kyle Kimura and Megan Kimura 540 HARPETH PARK DRIVE Nashville TN 37221-2522	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-07-0I-026.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **7301 Highway 70, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kyle Kimura and Megan Kimura, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being UNIT 540, HARPETH PARK TOWNHOMES, a Horizontal Property Regime with Private Elements, as established by Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20150430-0038713 and amended in 20150615-0056309, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from 7301 Highway 70 South, LLC, a Tennessee limited liability company to 7301 Highway 70, LLC, a Tennessee limited liability company as recorded on the 2nd day of February, 2015 in Instrument No. 20150202-0009608 and part of Warranty Deed from Noble Properties, Inc. to 7301 Highway 70 South, LLC, a Tennessee limited liability company as recorded on the 29th day of August, 2014 in Instrument No. 20140829-0079262, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions recorded in Instrument No. 20150430-0038713 and amended in Instrument No. 20150615-0056309.

Charter for 7301 Highway 70 South, LLC recorded at Instrument No. 20140820-0075965.

Easement for Stormwater Facilities & Systems, recorded in Instrument No. 20150421-0035335.

Easement for Broadband Communications, recorded in Instrument No. 20160129-0008673.

Easement for Sewer Easement, recorded in Book 6483, Page 907.

Easement for Utilities, recorded in Book 10791, Page 725.

This is improved property located at 540 HARPETH PARK DRIVE Nashville TN 37221-2522

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of December, 2017.

7301 Highway 70, LLC.

By: _____
Victor Bishara, Chief Manager

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Victor Bishara, 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 Chief Manager (or other officer authorized to execute the instrument) of 7301 Highway 70, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 5th day of December, 2017.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018