Bill Garrett
Batch# 87620
05/02/2018 03:49:43 PM
Fees: $13.00 Taxes: $1,235.43
Davidson County
DEEDWARR
2 pgs
20180502-0041984

ADDRESS NEW OWNER: Meghan Ryan Parry
Samuel Robert Parry
1707 Northview Avenue
Nashville, TN 37216

SEND TAX BILL TO: new owners

MAP-PARCEL NOS. 71-10-A 1.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **KDS Investment General Partnership, a Tennessee general partnership** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Meghan Ryan Parry and Samuel Robert Parry, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "B" in the "Declaration Establishing a Horizontal Property Regime for 1705 Northview Avenue Townhomes" pursuant to Tennessee Code Annotated, Section 66-27-101, et seq., said Declaration of record in Instrument Number 20140401-0027043, Register's Office for Davidson County, Tennessee, to which said Declaration reference is hereby made for a more detailed description of said property.

Being the same property conveyed to KDS Investments General Partnerships, a Tennessee General Partnership from Timothy M. Britt and Danielle L. Britt, husband and wife,D by Warranty Deed recorded on September 7, 2017, in Instrument Number 20170907-0092213, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1707 Northview Avenue, Nashville, TN 37216.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by Grantee.(2) All matters appearing on the Master Deed and ByLaws of record in Instrument NO. 20140401-0027043, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20140401-0027043, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-104-18-1707

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of April 2018.

KDS Investments General Partnership,
a Tennessee general partnership

By: _____
Kingsley Hooper, Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Kingsley Hooper, as Agent of KDS Investments General Partnership, a Tennessee general partnership, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Agent of KDS Investments General Partnership, the within named bargainor, and that he as such Agent of KDS Investments General Partnership executed the within instrument for the purposes therein contained by signing the name of the company by the said Kingsley Hooper as Agent of KDS Investments General Partnership.

Witness my hand and official seal at office, this 27th day of April 2018.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $333,900.00.

_____
Affiant

Subscribed and sworn before me this 27th day of April 2018.

_____
Notary Public
My Commission Expires: 11/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

File No. 1804K093