THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180415629

Bill Garrett Davidson County
Batch# 88867 **DEEDWARR**
05/04/2018 02:57:55 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20180504-0042984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $475,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2018.

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
4705 Alabama Avenue General Partnership 4705 Alabama Avenue Nashville, TN 37209	New Owner	Tax Parcel ID No. 091-11-0-318.00

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, **The Kingston Group, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **4705 Alabama Avenue General Partnership**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 606, 608, 610, and 612 of Block No. 92, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from The Kingston Group, LLC, a Tennessee limited liability company to The Kingston Group, LLC, a Tennessee limited liability company, as recorded on the 22nd day of February, 2018 in Instrument No. 20180222-0016739 and Warranty Deed from Stephen Nestor to The Kingston Group, LLC, a Tennessee Limited Liability Company, as recorded on the 23rd day of July, 2013 in Instrument No. 20130723-0076229, 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 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN NO. 1, WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74 and 75.

This is improved property located at 4705 Alabama Avenue Nashville TN 37209

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 2nd day of May, 2018.

The Kingston Group, LLC.

BY: _____ Member
Richard W. Scott, II, Member

BY: _____ Member
James Robert Edwards, Jr., Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard W. Scott, II and James Robert Edwards, Jr. with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that they are Members of the Kingston Group, LLC, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 2nd day of May 2018.

_____
Notary Public

My Commission Expires: _____

