Bill Garrett Davidson County
Batch# 99811 DEEDWARR
06/04/2018 11:53:31 AM 2 pgs
Fees: $13.00 Taxes: $1,226.55
20180604-0052975

ADDRESS NEW OWNER: KDS Investments General Partnership
P.O. Box 1955
Mt. Juliet, TN 37121

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 072100A00200CO

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, **Jonathan C. Hiner, a single man** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **KDS Investments General Partnership, a Tennessee General Partnership** (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(s) B 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.

Being the same property conveyed to Jonathan C. Hiner, a single man from KDS Investments, a Tennessee General Partnership, by Warranty Deed recorded on June 8, 2015, in Instrument No. 20150608-0053501, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1705 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 assumed by Grantee at closing.(2) Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20140401-0027043, said Register's Office.(3) All matters appearing on the Master Deed and ByLaws of record in Instrument No. 20140401-0027043, Register's Office for Davidson County, Tennessee.

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 25th day of May 2018.

Jonathan C. Hiner

STATE OF Minnesota
COUNTY OF Washington

Notary

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jonathan C. Hiner, a single man,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of May 2018.

Notary Public
My Commission Expires: 01-31-2021

SISAYE C. DEYASS
NOTARY PUBLIC - MINNESOTA
MY COMM. EXPIRES 01/31/2021

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $331,500.00.

Affiant

Subscribed and sworn before me this 30th day of May 2018.

Notary

Notary Public
My Commission Expires: _____

KIMBERLY THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

File No. 1805K141