BOX 10-A

WARRANTY DEED	State of Tennessee County of Davidson
Bill Garrett Davidson County Batch# 134628 **DEEDWARR** 08/29/2018 09:40:47 AM 2 pgs Fees: $13.00 Taxes: $1,017.50 20180829-0085562	The actual consideration or value, whichever is greater, for this transfer is **$275,000.00** Affiant Subscribed and sworn to before me, this the 28th day of August, 2018. Notary Public My commission expires: (AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Potter Brothers Construction, LLC	**"NEW OWNER"**	**092-13-0-109.00**
3907 Park Avenue	**2819 Columbine Place**	
Nashville, TN 37209	**Nashville, TN 37204**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

McKiss, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Potter Brothers Construction, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Map of Charlotte Park 2nd Addition, Block 15 to Nashville of record in Plat Book 57 Pages 160 & 161, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed McKiss, LLC, by Deed dated October 23, 2015, from Robert D. Dougher of record in Instrument No. 20151103-0111691, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat 57, Pages 160 & 161, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is unimproved property, known as **3907 Park Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300

Witness its hand by its duly authorized officer this **28th** day of **August, 2018.**

McKiss, LLC, a Tennessee limited liability company

By: Kiss, L.P., a Tennessee limited partnership, as member

By: _____
Eric Johnson, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Eric Johnson**, 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 **General Partner** of Kiss, L.P., a Tennessee limited partnership (the "KLP"), and who further acknowledged the KLP to be a Member of McKiss, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such **General Partner**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the KLP by himself as such **General Partner**, said KLP signing as Member.

Witness my hand, at office at Nashville, Tennessee, this **28th** day of **August, 2018.**

_____
Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY