Return to: Attorneys Title Company, Inc.

Box 14
G31382-4

Name and Address of New Owner and
Send Tax Bills To:
Kiva Studios of Nashville GP
112 The Commons Drive
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 167955 **DEEDWARR**
11/28/2018 12:42:57 PM 2 pgs
Fees: $13.00 Taxes: $2,777.40
20181128-0116058

This Instrument Prepared By:
Misty M. Newcomb
Blueprint Title TN
4521 Trousdale Drive
Nashville, TN 37204

Map & Parcel No: 081-12-0B-112.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Daniel R. King Jr, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kiva Studios of Nashville General Partnership, a Tennessee general partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 112, together with the Allocated Parking Space and the Appurtenant interest in the common elements of The Lofts at Werthan Mills, a Horizontal Property Regime as established by a Master Deed for The Lofts at Werthan Mills Condominiums of record in Instrument No. 20031023-0157113, as amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950, and further amended in Instrument No. 20060901-0108138, Said Unit being depicted on the site plan attached to said Master Deed as Exhibit "D", all to which is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Daniel R. King Jr, single by Warranty Deed from Glenn Miller and Jean Miller, a married couple, dated 08/20/2013, recorded 08/21/2013, of record in Instrument No. 20130821-0088211, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of November, 2018.

_____(SEAL)
Daniel R. King Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of November, 2018, before me personally appeared Daniel R. King, Jr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 26th day of November, 2018.

_____
Notary Signature
My commission expires: 7/5/21



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $750,650.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 26th day of November, 2018.

_____
Notary Public
My commission expires: 7/5/21

