WARRANTY DEED

Karen Johnson Davidson County
Batch# 198656 DEEDWARR
02/25/2019 10:32:14 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20190225-0016690

File No. TE0004941

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-25-2022

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC TAMMY MORRIS SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas William	SWBC	091-08-0-110.00
(NAME)	(NAME)	
1012 42nd Ave N	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **KP Capital 3, LP,** a Tennessee Partnership HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas William,** Single man, HEREINAFTER CALLED THE GRANTEE, 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. 89 on the Map of L.H. Davis' Subdivision of Lot No. 41, Clifton Plan of record in Book 57, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 89 fronts 50 feet on the East side of 42nd Avenue North formerly Woodard Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to KP Capital 3 LP by Warranty Deed from Music City Holdings, LLC of record in Instrument No. 20180529-0051139, Register's Office for Davidson County, Tennessee, dated May 14, 2018 and recorded on May 29, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1012 42nd Ave N, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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.

4/19

Witness my hand this 22nd day of February, 2019.

KP Capital 3, LP

By: Richard Peoples, General Partner

By: Jason Kinkle, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Richard Peoples and Jason Kinkle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be General Partners of KP Capital 3, LP, a Tennessee Limited Partnership, the within named bargainor, and that they as such General Partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by themselves as General Partners.

Witness my hand this 22nd day of February, 2019.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206