WARRANTY DEED

ANGELA G. BATSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

R-VRES-19-2715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-7-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kaplan Ventures, LLC	**Same as New Owner**	
(NAME)	(NAME)	**130-15-0-085.00**
391 Jones Parkway		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-4464		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW FOSTER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAPLAN VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 11 on the Plan of Tyne Meade, Section III, Block C of record in Plat Book 1424, Page (s) 12 through 14, inclusive, 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. 11 fronts 200.0 feet on the Southwesterly margin of Hemingway Drive and extends back between parallel lines 218.6 feet on the Northwesterly line, and 220.0 feet on the Southeasterly line, to a dead line on the rear on which it measures 200.0 feet.

Being the same property conveyed to Matthew Foster, widowed by Quitclaim deed from Matthew Foster, Executor of the Estate of Karen Leigh Stevens of record in Instrument No. 20180406-0032751 Register's Office for Davidson County, Tennessee, dated April 03, 2018 and recorded on April 06, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 1424, Page (s) 12 through 14, inclusive, Register's Office for Davidson County, Tennessee.
- Terms and Conditions of Grant of Appurtenant Easement of record in Book 8267, Page 177, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2715 Hemingway Drive, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 227747 **DEEDWARR**
05/09/2019 09:45:42 AM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20190509-0043482

Witness my/our hand(s) this the 8th DAY OF MAY, 2019.

Matthew Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW FOSTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212