7947 Box 13

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RKP, LLC	RKP, LLC	118-1-347
(NAME) 629 Post Oak Dr.	(NAME) 629 Post Oak Dr.	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(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, WE, Odie Stovall and wife, Vernice Stovall, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RKP, LLC, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 932 Kirkwood Ave., Nashville, TN 37204
(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.

Davidson County DEEDWARR
Recvd: 06/24/04 13:27 3pgs
Fees:18.00 Taxes:847.50

20040624-0075252

Witness our hands this 11th day of June, 2004.

Odie Stovall

Vernice Stovall

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Odie Stovall and Vernice Stovall with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of June, 2004.

Commission expires:

Notary Public

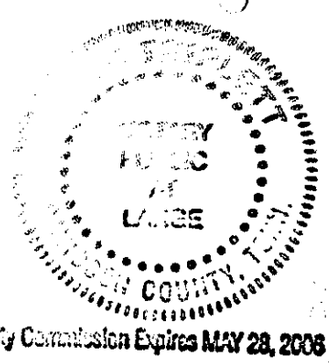


EXHIBIT A

Land in Davidson County, Tennessee, being the westerly part of Lot No. 108 on the plan of the L. G. Noel Subdivision of Idlewild, not of record, described according to a survey by R. L. Montoya-Land Surveying dated April 19, 1978, as follows:

Beginning at an iron pin in the north margin of Kirkwood Avenue, said point being Alice M. Savage's southwest corner as of record in Book 5260, Page 180, said Register's Office; thence with said north margin south 80 deg. 40 min. 27 sec. West 70.91 feet to an iron pin; thence with a curve to the right (radius-57.27 feet) 31.18 feet to an iron pin located in the easterly margin North 22 deg. 25 min. 36 sec. East 269.85 feet to an iron pin located in the south margin of an alley; thence leaving the easterly margin of Tenth Avenue South along the south margin of said alley North 87 deg. 55 min. 09 sec. East 61.80 feet to an iron pin, said point being Alice M. Savage's northwest corner; thence leaving said south margin along a line common to Savage and this described lot as follows: South 23 deg. 34 min. 42 sec. West 144.27 feet to the southeast corner of the residence located on the premises herein described; thence South 3 deg. 18 min. 32 sec. West 111.66 feet to the point of beginning.

Being the same property conveyed to Odie Stovall and wife, Vernice Stovall, by deed of record in Instrument No. 20030909-0131388, Register's Office for Davidson County, Tennessee.

Together with all rights granted to Thomas R. O'Conner and wife, by quitclaim deed from J. W. Graham and wife, et al, of record in Book 2204, page 249, said Register's Office, in and to all that part of Lot 108 herein referred to which is encroached upon by the house, eaves, rafters, gutters and downspouts of the house of O'Conner but no further or otherwise; and together with all rights granted Thomas R. O'Conner and wife, by J. W. Graham and wife, et al of record in Book 2204, page 246, said Register's Office, in which instrument the right to maintain the house on the land in question was granted by an easement as follows: Beginning at the southeast corner of the house on the land in question, and extending eastwardly 7 feet; thence northwardly to a point 6 feet north of the northeast corner of said dwelling, said strip of land being for the purpose of ingress and egress for maintenance and repair, light and air, and the area necessary to reinforce the foundation of the dwelling on the land in question, but no reinforcement shall be built higher than the bottom of the existing ditch except that a buttress wall, no higher than four inches and no higher than the present foundation may be built, and the ditch may be floored with concrete.