File Box 30

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Helen S Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF JUNE, 2007.

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Jennifer Marie Crowell
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/15/07 08:12 2 pgs
Fees:13.00 Taxes:5550.00
20070615-0071604

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin A. Moore	NEW OWNER	Map 116-16
(NAME)	(NAME)	
4006 Copeland Drive		Parcel 48
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **R & B DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (BEING ONE AND THE SAME AS R & B, LLC)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOORE REVOCABLE LIVING TRUST** 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. 38 on the Plan of Evergreen Heights, Part II, of record in Book 1835, page 19, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to R & B, LLC, a Tennessee Limited Liability Company by deed from Margaret F. Houk Poteat, unmarried, of record in Instrument #20051011-0122348, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit of record in Instrument #20070607-0068254, said Register's Office, corrected the name of the Grantee to be R & B Development, LLC, a Tennessee limited liability company.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 1835, page 19, said Register's Office; (c) restrictive covenants of record in Book 1049, page 546; Book 1788, page 425 and in Book 1847, page 277, said Register's Office (d) easement of record in Instrument #20051011-01223530, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4006 Copeland Drive, Nashville, Tennessee 37215

(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.

Witness my hand this 8th day of June, 2007.

R & B Development, LLC

By: _____
MICHAEL READ, CHIEF MANAGER

By: _____
H. CAREY BROWN, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Michael Read and H. Carey Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Chief Manager and member, respectively, of R & B Development, LLC the within named bargainor, a limited liability company and that they as such Chief Manager and Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager and Member.

Witness my hand and official seal at Nashville, Tennessee this 8 day of June, 2007.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN Exp. 11/24/07