WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALISON L. RUTLEDGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23 2009

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

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: KS	MAP-PARCEL NUMBERS
Matthew K. Spicher	SunTrust Mortgage Inc	Map 117-1-H
(NAME)	(NAME)	
3627-A Saratoga Drive	401 Commerce St. Ste 600	Parcel 1 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville TN 37219	
(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**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW K. SPICHER, MARRIED,** 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 Unit A of Saratoga Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Saratoga Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20071221-0146714, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Saratoga Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20071221-0146714, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to R & B Development, LLC, a Tennessee limited liability company, by deed dated May 31, 2006 from Michael Hill Read, Unmarried, of record in Instrument #20060602-0065358, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes and (b) restrictive covenants of record in Instrument #20071221-0146714, said Register's Office.

Davidson County DEEDWARR
Recvd: 08/08/08 10:33 2 pgs
Fees:13.00 Taxes:1998.00
20080808-0081923

unimproved ☐

This is improved ☒ property, known as 3627-A Saratoga Drive, Nashville, Tennessee 37205

(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 7th day of August, 2008.

R & B Development, LLC

By: _____
Michael Read, Chief Manager

By: _____
H. Carey Brown, Manager

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 Manager of R & B Development, LLC the within named bargainor, a limited liability company and that they as such Chief Manager and Manager, respectively, 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 7th day of August, 2008.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

_____
Notary Public