BOX 14-A
Return to JTC

WARRANTY DEED	State of Tennessee County of Davidson
22388-3 BILL GARRETT, Davidson County Trans:T20100003496 DEEDWARR Recvd: 01/19/10 14:47 2 pgs Fees:13.00 Taxes:481.00 20100119-0004453	The actual consideration or value, whichever is greater, for this transfer is **$130,000.00** Affiant Subscribed and sworn to before me, this the 15th day of January, 2010. Notary Public My commission expires: 5·8·12 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
RS Squared, LLC	**NEW OWNER**	**Map 118-02, Parcel 270**
1970 Oakcrest Avenue, #118		
Roseville, MN 55113		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cynthia Clark Matthews, Executrix of the Last Will and Testament of Cecelia N. Adkins, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RS Squared, LLC, a Delaware limited liability company

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. 3 on the Plan of Mrs. C.D. Berry's Property, of record in Book 3842, Page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING part of the same property conveyed to John W. Adkins and wife, Cecelia N. Adkins, by Deed from Eva M. Simpson, dated May 6, 1966, of record in Book 4016, Page 250, Register's Office for Davidson County, Tennessee. The said parties having since died. John W. Adkins having predeceased Cecelia N. Adkins. Cecelia N. Adkins died January 2, 2009, leaving a Last Will and Testament, dated November 9, 2001, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Case No. 07P-354. Pursuant to the provisions of said Will, Cynthia Clark Matthews was appointed to serve as Executrix for the Estate of Cecelia N. Adkins, with full authority to administer or sell the deceased's real property.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (____) Unimproved (_X__) property, known as: **834 Kirkwood Avenue, Nashville, TN 37204**

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 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/our hand(s) this **15th** day of **January, 2010.**

Estate of Cecelia N. Adkins
By: Cynthia Clark Matthews, Executrix
Cynthia Clark Matthews, Executrix

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Cynthia Clark Matthews, Executrix,** the within named seller, 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 at Nashville, Tennessee, this **15th** day of **January, 2010.**

Jennifer L. Johnson

Notary Public

My Commission Expires: 3/7/2011

JENNIFER L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY