Return to: JTC BOX14-A

WARRANTY DEED	State of Tennessee County of Davidson
22643-3	The actual consideration or value, whichever is greater, for this transfer is **$80,000.00**. Affiant Subscribed and sworn to before me, this the 15th day of July, 2010. Notary Public My commission expires: 10-21-12 (AFFIX SEAL)

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

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
Maria J. Street **John A. Street, Jr.**	**NEW OWNERS**	**Map 159, Parcel 142 (Reserve Parcel)**
834 Brentview Drive		
Nashville, TN 37215		

FOR AND IN 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 & S Rental Properties, LLC, a Tennessee limited liability company

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

Maria J. Street and John A. Street, Jr., wife and husband

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 Reserve Parcel on the Plan of Hickory Boulevard Estates, Section 2, as of record in Plat Book 4175, Page 110, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description thereof.

BEING part of the same property conveyed to H & S Development Company by Installment Deed from Robert W. Smith of record in Boo 4272, Page 876, re-recorded in Book 4334, Page 410 and further conveyed to Reese L. Smith, III, Trustee for the RSM Trust, by Quitclaim Deed of record in Book 9693, Page 577 and further conveyed to Reese L. Smith, III, Stephen B. Smith and Mark W. Smith, in equal shares as tenants in common by Quitclaim Deed of record in Instrument No. 20011029-0117641, and further conveyed to R & S Rental Properties, LLC, a limited liability company by Quitclaim Deed of record in Instrument No. 20011029-0117642, said Register's Office

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 **Hickory Springs Road, Nashville, TN 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 GRANTEES, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 15th day of July, 2010.

R & S Rental Properties, LLC
By: Randall Toney
Randall Toney Secretary/Treasurer

BILL GARRETT, Davidson County
Trans:T20100043774 DEEDWARR
Recvd: 07/19/10 08:34 2 pgs
Fees:13.00 Taxes:296.00
20100719-0055989

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Randall Toney, Secretary/Treasurer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Secretary/Treasurer** of **R & S Rental Properties, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Randall Toney** as **Secretary/Treasurer.**

Witness my hand, at office at Nashville, Tennessee, this **15th** day of **July, 2010.**

Notary Public

My Commission Expires: 10-21-12

