Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Riverside, LLC
2711 Foster Ave
Nashville, TN 37210

BILL GARRETT, Davidson County
Trans:T20100066554 DEEDWARR
Recvd: 10/20/10 13:33 3 pgs
Fees:18.00 Taxes:1942.50
20101020-0084068

SEND TAX BILL TO:
Owner

MORTGAGEE:
Suntrust Bank
401 Commerce Street, Suite 4400
Nashville, TN 37219

MAP 119-9-0
GROUP
PARCEL 139.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nancy Rich Stanley, three-fourths (3/4th) undivided interest and Donald R. Stanley, a one-fourth (1/4th) undivided interest,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Riverside, LLC**, hereinafter called the GRANTEE, its successors 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, according to a survey made by E. L. Miller, Jr. and dated November 29, 1972, Job No. 116-72, more particularly described as follows:

Beginning at as point in the southerly margin of Carter Street, said point being 232.5 feet in a westerly direction along the southerly side of Carter Street from the southwest corner of Foster Avenue and Carter Street; thence south 19 deg. 40 min east 378.1 feet to an iron pin, south 57 deg 30 min west 135.00 feet, south 26 deg 55 min west 132.0 feet, north 34 deg 10 min west 40.0 feet, north 31 deg 55 min west 283.0 feet, south 57 deg 30 min west 36.0 feet, north 31 deg 55 min west 246.5 feet, north 61 deg 15 min east 43.0 feet, 57 deg 30 min east 141.0 feet, north 59 deg 15 min east 60.0 feet, south 75 deg 40 min east 176.0 feet to the point of beginning. Said tract designated as Tract "A" and containing 3.54 acres, more or less.

Being part of the same property in which a one-half (½) undivided interest was devised to Nancy Rich Stanley by Last Will and Testament of Ethel Rich Marshall, deceased, of record in the office of the Circuit Court Clerk for Davidson County, TN, (Probate Division) Docket No. 02P-676, as evidenced by a Quitclaim Deed from the Estate of Ethel Rich Marshall, deceased, of record in Instrument No. 20030320-

0036746, said Register's Office; being part of the property conveyed to Nancy Stanley, a one-half (½) undivided interested by Decree of Partition filed in the Chancery Court of Davidson County, TN, Case No. 07-918 and of record in Instrument No. 20090407-0031923, Register's Office, Davidson County, Tennessee;

Nancy Rich Stanley hereby furthered conveyed a one-fourth (1/4) undivided interest to Donald R. Stanley, contained of record in Instrument No. 20050823-0100061, said Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **311 Carter Street, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 our hands this the **14th** day of **October, 2010.**

Nancy Rich Stanley

Nancy Rich Stanley

Donald R. Stanley

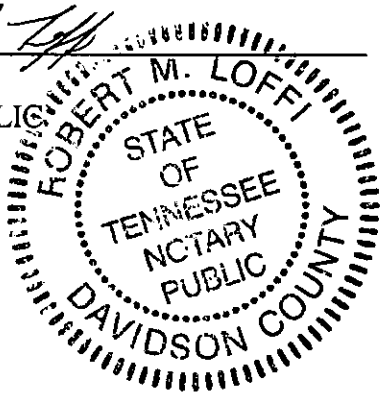
Donald R. Stanley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nancy Rich Stanley and Donald R. Stanley**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 14th day of October, 2010.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $525,000.00.

Nancy Rich Stanley
AFFIANT

Subscribed and sworn to before me on this 14th day of October, 2010.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

