WARRANTY DEED

R-RCG-10-706

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF December, 2010.

Notary Public

MY COMMISSION EXPIRES: 2-10-14

(AFFIX SEAL)

MARK FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RCG Group, LLC	RCG Group, LLC	
7412 Stacy Dr.	7412 Stacy Dr.	091-12-305.00
Nashville, TN 37221	Nashville, TN 37221	091-12-58.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOE DANIEL GREEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RCG GROUP, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 50 FEET OF LOTS NOS. 210, 212, 214, 216, 218, 220, 222 AND 224, AND THE NORTHERLY 50 FEET OF THE WESTERLY 5.5 FEET OF LOT NO. 208, BLOCK 32, MAP OF PLAN NO. 1, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGES 74 AND 75 REGISTER'S OFFICE FOR SAID COUNTY. SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 50 FEET ON THE EASTERLY SIDE OF 44TH AVENUE NORTH, AND RUNS BACK BETWEEN PARALLEL LINES, ALONG THE SOUTHERLY MARGIN OF INDIANA AVENUE, 211 FEET TO A DEAD LINE. AND SOUTHERLY ONE-HALF OF INDIANA AVENUE, AS CLOSED BY ORDINANCE NO. 54-438, CITY OF NASHVILLE. SAID PART OF SAID STREET FRONTS 50 FEET ON THE EASTERLY SIDE OF 44TH AVENUE NORTH, AND EXTENDS BACK 211 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JOE DANIEL GREEN BY INSTALLMENT DEED FROM LUTHER L. LYNN AND WIFE, VIRGINIA LYNN, RECORDED ON THE 26TH DAY OF OCTOBER, 1993 IN DEED BOOK 9126, PAGE 89, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES, WHICH HAVE BEEN ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 57, PAGE 74 & 75; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 706 & 710 44th Avenue North, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100077440 DEEDWARR
Recvd: 12/08/10 14:01 2 pgs
Fees:13.00 Taxes:1295.00
20101208-0097802

Witness my/our hand(s) this 7th day of December, 2010.

Joe Daniel Green

Joe Daniel Green

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe Daniel Green, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of December, 2010.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903