Transfer Tax based on the full consideration of $510,000.00 was paid on Warranty Deed of record in Instrument No. 20110128000 8073, Register's Office for Davidson County, Tennessee.

WARRANTY DEED

R-RTR-10-5800L2

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Margaret C Raney
Affiant

Subscribed and sworn to before me, this 11th DAY OF January, 2011.

Mary Frances Rudy
Notary Public

MY COMMISSION EXPIRES: 1-4-14
(AFFIX SEAL)

MARY 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
Richard W. Raney, Jr.	Richard W. Raney, Jr.	
5800 Chase View Road	(NAME) 5800 Chase View Road	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	156-13-12.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARK W. BECHER AND MARCIA L. WILLS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD W. RANEY, JR. AND WIFE, MARGARET C. RANEY, 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 LOT 2, CHASE CREEK, REVISION THREE, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050725-0086191, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM TIMOTHY D. SMITH AND MICHAEL L. APPLE, TENANTS IN COMMON TO MARK BECHER AS RECORDED ON THE 14TH DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040914-0110698, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

MARCIA L. WILLS JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN PLAT OF RECORD IN INSTRUMENT NO. 20050725-0086191; RESTRICTIONS OF RECORD IN BOOK 10659, PAGE 914; EASEMENTS OF RECORD IN BOOK 10232, PAGE 329, BOOK 10767, PAGE 5 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved (X)

This is improved ( ) property, known as 5971 Temple Road, Nashville, Tennessee 37221
(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.

Witness my/our hand(s) this 11th day of January, 2011.

Mark W. Becher by attorney-in-fact
Mark W. Becher

Marcia L. Wills by attorney-in-fact
Marcia L. Wills

BILL GARRETT, Davidson County
Trans:T20110005869 DEEDWARR
Recvd: 01/28/11 16:21 2 pgs
Fees:12.00 Taxes:0.00
20110128-0008074

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of January, 2011, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mark W. Becher and Marcia L. Wills, husband and wife and who acknowledged he executed the same as the free act and deed of the said Mark W. Becher and Marcia L. Wills, husband and wife.

Witness my hand and official seal, this the 11th day of January, 2011.

Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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