BILL GARRETT, Davidson County
Trans:T20110034031 DEEDWARR
Recvd: 06/07/11 11:46 2 pgs
Fees:13.00 Taxes:425.50

20110607-0043570

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of June, 2011

Notary Public

MY COMMISSION EXPIRES: 8.20.14
(AFFIX SEAL)

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richland South, LLC	SAME AS OWNER	106000 13100
(NAME)	(NAME)	
409 Hope Avenue		
(ADDRESS)	(ADDRESS)	
Franklin TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Working Capital No. 1, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Richland South, LLC**, 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. 10, The Plus Park, Section Ten, of record in Book 4595, page 76, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Working Capital #1, LLC by Successor Trustee's Deed dated December 28, 2009 and filed of record in Instrument Number 20091228-0117195, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 325 Plus Park Blvd.,, Nashville, TN 37217

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 3rd day of **June, 2011.**

Working Capital No. 1, LLC
By: E. Fenn Shrader, Manager

State of WA
County of YAKIMA

On this 3rd day of June, 2011, before me, a Notary Public in and for said State and County, duly commission and qualified, personally appeared E. Fenn Shrader, who, upon oath, acknowledged himself to be Manager of Working Capital No. 1, LLC, the within named bargainor, a corporation, and that she as such Manager acknowledged that he, being so authorized, executed the foregoing instrument for the purposes therein contained on behalf of Working Capital No. 1, LLC as such Manager.

Witness my hand and official seal at Sunnyside, WA, this 3rd day of June, 2011.

My Commission Expires:
01/25/2012

Angelica Ruby Cruz
Notary Public

