File Box 243

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110048063 DEEDWARR
Recvd: 08/05/11 13:33 3 pgs
Fees: 18.00 Taxes: 2775.00
20110805-0060509

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY of August, 2011

Notary Public

MY COMMISSION EXPIRES: 10/22/11 (AFFIX SEAL)

ANN BELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RM Dixon Real Estate, LLC	Rm Dixon Real Estate LLC	
(NAME) PO Box 90206	(NAME) PO Box 90206	092 07840000
(ADDRESS) Nashville TN 37209	(ADDRESS) Nashville TN 37209	
(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, **Samuel L. Peters, Trustee**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RM Dixon Real Estate, LLC, a Tennessee limited liability company**, 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:

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO.

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 X property, known as 2322 Clifton Avenue, Nashville, TN

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 28 day of ~~August~~ July SLP, 2011

Samuel Taylor
Laurel Taylor WITNESS

K P K
Kenneth P. Kreider WITNESS

Samuel L Peters Trustee
Samuel L. Peters, Trustee

STATE OF OHIO
COUNTY OF HAMILTON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Samuel L. Peters Trustee, 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 Trustee, and is authorized to execute the instrument on behalf of the Samuel L Peters Declaration of Trust, the within named bargainor, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of Samuel L. Peters by himself as Trustee.

Witness my hand and seal this 28th day of ~~August~~ July, 2011.

Notary Public

My Commission Expires: _____

NOTARIAL SEAL STATE OF OHIO

KENNETH P. KREIDER, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date, Section 147.03 O.R.C.

File No.: 2011-070

EXHIBIT A

Being two Tracts of land located in Davidson County, Tennessee, described as follows:

TRACT I:
Being part of Lot Nos. 22, 24, 25, 26, 27 and 28 on the Joseph W. Bell Plan, of record in Book 21, page 13, Register's Office for said County, and part of "closed" Pearl Street, declared closed, vacated and abandoned in Metropolitan County Council Bill No 79-1252 and shown as alley 19-1/2 feet wide on the Joseph W. Bell Plan of record in Book 21, page 13, Register's Office for Davidson County, Tennessee, and part of "closed" 24th Avenue, North declared closed, vacated and abandoned in Metropolitan County Council Bill No. 70-1313, and described according to a property survey by John Kohl and Company, P.C. dated 11/4/83, and revised 11/10/83, as follows:

Beginning at an iron pin in the southern margin of Merry Street, said point being at the southeast intersection of Merry Street and "closed" 24th Avenue, North, said point also being the northwest corner of Lot No. 28, on the Joseph W. Bell Plan of record in Book 21, page 13, Register's Office for said County; thence with the southerly margin of Merry Street, S 88 deg. 04" 41" E, 389.82 feet to an iron pin set in the northwesterly margin of the Illinois Central Railroad property; thence along the margin of said Railroad property, S 51 deg. 41' 39" W, 471.09 feet to a fence post; thence N 70 deg. 18' 57" W, 47.70 feet to a fence post; thence N 10 deg. 55' 54" E, 97.73 feet to a fence post in the eastern margin of "closed" 24th Avenue, North; thence along the eastern margin of "closed" 24th Avenue, North, N 1 deg. 55' 19" E, 193.17 feet to the point of beginning.

TRACT II:
An easement for ingress and egress to Tract I for all purposes, on and over a tract of land being part of Lot Nos. 27 and 29 on the Joseph W. Bell Plan of record in Book 21, page 13, Register's Office for Davidson County, Tennessee, and part of "closed" 24th Avenue, North declared closed, vacated and abandoned in Metropolitan County Council Bill No. 70-1313, and described according to a property survey by John Kohl and Company, P.C. dated 11/4/83, and revised 11/10/83, as follows:

Beginning at a point in the northerly margin of Clifton Avenue, at the northwest intersection of the Illinois Central Railroad property and Clifton Avenue; thence with the northerly margin of Clifton Avenue, N 88 deg. 04' 41" W, 30.51 feet to a point; thence N 45 deg .17' 02" E, 125.74 feet to a point; thence N 39 deg. 26' 12" E, 31.60 feet to a fence post, said point being the southwest corner of the above described Tract I; thence with the southern boundary of said Tract I, S 70 deg. 18' 57" E, 47.70 feet to a fence post in the northwest margin of the Illinois Central Railroad property; thence with the northwest margin of the Illinois Central Railroad property, S 51 deg. 41' 38" W, 157.82 feet to the point of beginning.

Being the same property conveyed to Samuel L. Peters, Trustee, with full power to convey, encumber, and otherwise transfer, without the joinder of any other person by deed from Alfred Alley Gorin and wife, Sammie O. Gorin and Harold C. LeWitt and wife, Dorothy B. LeWitt of record in Book 6951, page 202, Register's Office for Davidson County, Tennessee.