WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/8/13
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110056045 DEEDWARR
Recvd: 09/09/11 13:09 2 pgs
Fees:13.00 Taxes:1480.00
20110909-0070125

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R & D Properties	new owner	105-14-0-082.00
(NAME)	(NAME)	
2212 8th Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Sarah St. Charles, Marcia Ingham and Sharon L. Coggin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R & D Properties, a Tennessee general partnership, 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 situated and lying in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 1 of Block 4 in Yarbrough's Subdivision of Woodland, a plan of which is recorded in Book 57, Page 155, Register's Office for Davidson County, Tennessee.

Said Lot no. 1 fronts 50.0 feet on the east side of 8th Avenue South, formerly Spruce Street and runs back between parallel lines 165.0 feet to a 15.0 feet alley.

Being the same property conveyed to SARAH D. ST. CHARLES, MARCIA INGHAM AND SHARON L. COGGIN, by deed from DAVID G. MANGUM, SUBSTITUTE TRUSTEE, of record as Instrument No. 20101025-0085011, dated October 22, 2010, said Register's Office.

This conveyance is subject to: 2011 property taxes which are a lien, but not yet due and payable; all matters appearing on the plan of Yarbrough's Subdivision of Woodland, of record in Book 57, page 155, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2212 8th Avenue South, Nashville, TN 37204
(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 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, 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 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 30th day of August, 2011.

Sarah D. St. Charles

Sharon L. Coggin

Marcia Ingham by Sharon L Coggin her attorney in fact

Marcia Ingham
By: Sharon L. Coggin, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah D. St. Charles and Sharon L. Coggin, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 30th day of August, 2011

Notary Public

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/8/13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon L. Coggin, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Marcia Ingham, as her duly appointed attorney in fact, and acknowledged that she executed the same as the free act and deed of the said Marcia Ingham.

Witness my hand and official seal at Nashville, this 30th day of August, 291

Notary Public

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/8/13