PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20110064066 DEEDWARR
Recvd: 10/13/11 13:39 2 pgs
Fees:13.00 Taxes:1998.00
20111013-0079780

WARRANTY DEED

THIS INDENTURE is made and entered into this 4th day of October, 2011 by and between **Rigid Development, Inc**, hereinafter referred to as GRANTOR, and **Barbara A. Daily, unmarried**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 1/2 of Lot No. 152 on the plan of Montrose Place, of record in Book 57, page 93, Register's Office for said County.

Said part of Lot No. 152 fronts 50 feet on the southerly margin of Montrose Avenue and extends back 110.5 feet on the easterly line and 118.2 feet on the westerly line to an alley line in the rear, measuring 50.6 feet thereon.

This conveyance is subject to the following:

All matters appearing on the plan of Montrose Place, of record in Book 57, Page 93, Register's Office for said County.

Being the same property conveyed to Rigid Development, Inc. by Quitclaim Deed from Urban Partners, LLC n/k/a Urban Ventures, LLC dated September 29, 2011 and recorded September 30, 2011 of record in Instrument No. 20110930-0075871 Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Urban Partners, LLC by Quitclaim Deed from Rigid Development, Inc., dated February 25, 2011, recorded March 1, 2011, of record in Instrument 201103010016403, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Rigid Development, Inc., by Warranty Deed from Martha B. Brown, dated November 1, 2010, recorded November 23, 2010, of record in Instrument 201011230093879, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Martha B. Brown by Warranty Deed from James B. Frisina and spouse Suzanne Frisina and Thomas Edward Caruthers, unmarried, dated March 29, 1991, recorded March 29, 1991, of record in Book 8319, page 522, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 905 Montrose Ave, Nashville, TN 37204

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Rigid Development, Inc

By: _____
Brent Craig, President

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A. Turner, a Notary Public of said State and County aforesaid, personally appeared **Brent Craig** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **Rigid Development, Inc**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in Franklin, TN, this the 4th day of October, 2011.

Notary Public
My Commission Expires: My Commission Expires ~~October 28,~~ 2012

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of Property Owner:
Barbara A. Daily
905 Montrose Ave
Nashville, TN 37204

Send Tax Statements to:

new owner

Map & Parcel 118.01-0-321.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $540,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 4th day of October, 2011.

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
11-1-216