BILL GARRETT, Davidson County
Trans:T20110072987 DEEDWARR
Recvd: 11/18/11 09:23 3 pgs
Fees:18.00 Taxes:1147.00
20111118-0090237

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$310,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of November, 2011.

Notary Public

My commission expires: 11-3-2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard P. Innes	**American Mortgage Service Company**	**18600002400**
1411 Plantation Drive	**11503 Springfield Pike**	
Brentwood, TN 37027	**Cincinnati, OH 45246**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

RIBO, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard P. Innes, a married man

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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION:

Being the same property conveyed to RIBO, LLC, a Tennessee limited liability com by deed from Mark Marshall, now unmarried, of record in Instrument No. 20091218-0115243, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2012, and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **7001 Burkitt Road, Antioch, TN 37013.**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 16th day of November, 2011.

RIBO, LLC
By: Gregory S. Perrone, Attorney in Fact
for Angela Marshall, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gregory S. Perrone, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-fact for Angela C. Marshall, as Chief Manager of RIBO, LLC, the within named bargainor(s), and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Angela C. Marshall, as Chief Manager of RIBO, LLC, by the said Gregory S. Perrone, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 16th day of November, 2011.

Notary Public

My Commission Expires: 11/3/15

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, as described by a survey dated August 16, 1996, by Michael V. Holmes, Tennessee #213, as follows:

Beginning at an iron pin in the southern right of way of Burkitt Road, said iron pin being the northwest corner of Goodwin Subdivision, recorded in Plat Book 8250, page 346, of the Register's Office for Davidson County, Tennessee. Thence with the southern right of way of said Burkitt Road, North 74 deg. 27' 15" West 262.39 feet to the true point of beginning. Thence leaving said right of way of Burkitt Road South 13 deg. 50' 06" West 815.90 feet to an iron pin in a fence, said fence being on the northwest boundary line of the Ramsey and Lora McMurray Property, as recorded in Deed Book 3529, page 423, of said Register's Office. Thence with said fence, North 74 deg. 46' 10" West 270.30 feet to an iron pin at a fence corner. Thence continuing with fence, North 14 deg. 05' 24" East 129.39 feet to an iron pin. Thence North 14 deg. 30' 22' East 254.31 feet to an iron pin. Thence North 13 deg. 44' 37" East 66.50 feet to an iron pin. Thence North 15 deg. 00' 43" East 371.46 feet to an iron pin in the the southern right of way of Burkitt Road. Thence with said right of way of Burkett Road, South 73 deg 27' 31" East 259.43 feet to the true point of beginning, containing 217,812.42 square feet or 5.00 acres, more or less.