BILL GARRETT, Davidson County
Trans:T20120011574 DEEDWARR
Recvd: 02/16/12 09:47 2 pgs
Fees:13.00 Taxes:2505.79
20120216-0013571

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $677,240.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN Notary Public State of Tennessee DAVIDSON COUNTY

File No.: KJW-11-314

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Belsh and Kris Weeks	NEW OWNER	94-9-89.00
(NAME)	(NAME)	
418 St. Francis Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RNS INVESTMENTS, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MICHAEL BELSH AND WIFE, KRIS WEEKS**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 2, STANLEY SUBDIVISION, as shown on plat of record in Plat Book 4300, Page 122, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to RNS Investments, LLC, a Tennessee limited liability company by Warranty Deed from Nashville Lifttruck Sales & Services, Inc., a Tennessee corporation, dated August 15, 2001, of record in Instrument Number 20010815-0088381, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current year's taxes which have been prorated and assumed by the Grantees; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 314 Hermitage Avenue, Nashville, TN 37210
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns forever; and we do covenant with 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 successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand(s) this 15th day of February, 2012.

RNS Investments, LLC

BY: _____
Ronald J Simons, Member and President

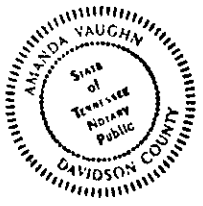
BY: _____
Nadine T. Simons, Member and Secretary

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of February, 2012, before me personally appeared Ronald J. Simons, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member and the President of RNS Investments, LLC, the within named bargainor, a limited liability company, and that he as such Member and President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of February, 2012.

_____
Notary Public
My Commission Expires: 01/07/2013

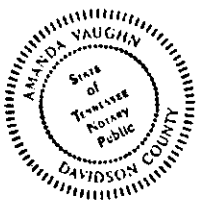


STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of February, 2012, before me personally appeared Nadine T. Simons, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a Member and the Secretary of RNS Investments, LLC, the within named bargainor, a limited liability company, and that she as such Member and Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of February, 2012.

_____
Notary Public
My Commission Expires: 01/07/2013



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171