Davidson County DEEDWARRSP
Recvd: 07/30/12 10:18 4 pgs
Fees:23.00 Taxes:59.20
20120730-0066769

RECORDING REQUESTED BY
Sonoran Title Services, Inc.
AND WHEN RECORDED MAIL TO:
LESTER MORRIS

ESCROW NO.: **1210227**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

1/1

Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

RWLS III, LLC, a Delaware limited liability Co.

do/does hereby convey to

Lester Morris, an unmarried man 1809 4th Ave. N. Nashville, TN 37203

the following real property situated in Davidson County, Tennessee:

consideration $16,000.00

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE MAP OF W.S. SETTLE'S SUBDIVISION OF LOT NO. 7, WOODARD PLAN, AS OF RECORD IN BOOK 57, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

Parcel ID: 81-7/312.00

Prior deed recorded at 20120308-0020199

Commonly known as 1812 North 14th Avenue, Nashville, TN 37208
However, by showing this address no additional coverage is provided

prepared by Jim Raemisch
Sonoran Title
1400 E. Southern Av. #910
Tempe, AZ 85282

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Escrow No.: **1210227**

Dated this 19th **day of July, 2012**

SELLERS:

RWLS III, LLC, by Fogo, LLC it's manager by An Arizona limited liability co.

By: Patrick Cardon
Its: Manager

State of Arizona } SS
County of Maricopa

On July 19, 2012, before me, _____
Kim L MACALUSO, a Notary Public in and for said County and State, personally appeared
PATRICK CARDON manager of Fogo, LLC manager of RWLS III, LLC

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument.

WITNESS my hand and official seal.

Signature _____ For Notary Seal Or Stamp

KIM L MACALUSO
NOTARY PUBLIC
MARICOPA COUNTY, ARIZONA
MY COMM. EXPIRES 7-23-2012

Mail Tax Bill to:
Lester Morris
1809 4th Av. N.
Nashville, TN 37208

Spwarr01

True Copy Certification

I, James Raemisch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Az

County of Maricopa

Personally appeared before me, [~~Name of Notary~~] Dawn Blanton, a notary public for this county and state, [name of ~~person making certification~~] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

James Raemisch

Notary's Signature

My Commission Expires: 7/2/15

Notary' Seal (if on paper)

DAWN BLANTON
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires July 2, 2015

STATE OF Arizona
COUNTY OF Maricopa

The actual consideration or true value, whichever is greater for this transfer is $ 16,000.00

Affiant

Subscribed and sworn to before me, this the 27th Day of July 2012

Notary

DAWN BLANTON
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires July 2, 2015