WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120068942 DEEDWARR
Recvd: 09/13/12 11:28 2 pgs
Fees:13.00 Taxes:3700.00
20120913-0083147

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,000,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricon Construction, Inc.	**Same As New Owner .**	
(NAME) **1308 Martin Street**	(NAME)	**Map 159-6-A**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	**Parcel 11.00**
(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, **CLAYTON BANK AND TRUST** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICON CONSTRUCTION, INC., a Tennessee Corporation,** 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 in Davidson County, Tennessee, being Lot No. 11, on the Final Plat of Richland Woods Subdivision Cluster Lot Development, of record in Instrument No. 20051128-0142574, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clayton Bank and Trust by Substitute Trustee's Deed from Rick Piliponis, substitute Trustee, filed for record March 11, 2009 in Instrument No. 20090311-0021819, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2012 real property taxes have been paid, prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Instrument No. 20051128-0142574, said Register's Office.

unimproved ☒

This is improved ☐ property, known as **1415 Richland Woods Lane, Brentwood, TN 37027**

(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 my hand this 12th day of September, 2012.

Clayton Bank & Trust

By: Matt Daugherty

Matt Daugherty, Store Manager

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Matt Daugherty**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Store Manager of Clayton Bank & Trust**, (the "Company") the within named bargainor, a Banking Corporation and that as such Store Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Store Manager.

Witness my hand and official seal at Nashville, Tennessee this 12th day of September, 2012.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

Robert L Scruggs

Notary Public