BILL GARRETT, Davidson County
Trans:T20120084770 DEEDWARR
Recvd: 11/06/12 10:19 3 pgs
Fees:18.00 Taxes:1417.10
20121106-0102280

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN122033

WARRANTY DEED

STATE OF TENNESSEE
COUNTY Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of October, 2012.

NOTARY PUBLIC

My commission expires: 8/16/14

JANE GRAZER
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel A. Gleaves and Mandy L. Gleaves 1232 Lillian Street Nashville, TN 37206	Same address as new owner	083130145.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighty Three Thousand and 00/100 Dollars ($383,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **A & C INVESTMENTS, LLC, a Tennessee Limited Liability Company, and TENNESSEE REGIONAL HOLDING, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SAMUEL A. GLEAVES AND WIFE, MANDY L. GLEAVES**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 117, East Edgefield Plan, as shown on Plat of record in Plat Book 21, page 147, 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 A&C Investments, LLC and Tennessee Regional Holding, LLC, by Warranty Deed from Stephen F. Meade, unmarried, dated 6/22/2012, recorded 6/27/2012, of record in Instrument No. 20120627-0056252, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1232 Lillian Street, Nashville, TN 37206.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those in Plat Book 21, page 147 and encroachment of driveway referenced in Deed of record in Book 5680, page 623, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of October, 2012.

A&C Investments, LLC

By: Stuart Arnold, Member

Tennessee Regional Holding, LLC

By: Justin Hicks, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 31st day of October, 2012, before me, appeared Justin Hicks, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a Member of Tennessee Regional Holding, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Tennessee Regional Holding, LLC, and said officer acknowledged said instrument to be the free act of deed of said Tennessee Regional Holding, LLC.

WITNESS my hand and seal, this the 31st day of October, 2012.

Leslie Garside
Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 31st day of October, 2012, before me, appeared Stuart Arnold, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Sole Member of A & C Investments, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said A & C Investments, LLC, and said officer acknowledged said instrument to be the free act of deed of said A & C Investments, LLC.

WITNESS my hand and seal, this the 31st day of October, 2012.

Leslie Garside
Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY