This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
FARRIS MATHEWS BOBANGO, PLC
618 CHURCH STREET, SUITE 300
NASHVILLE, TN 37219

Davidson County DEEDWARR
Recvd: 12/11/12 15:38 3 pgs
Fees:18.00 Taxes:773.30
20121211-0114253

# WARRANTY DEED

| Address of new owner as follows: | Send tax bills to: | Map-Parcel No. |
|---|---|---|
| **Christopher Carl Dawson**<br>**1917 Holly Street**<br>**Nashville, TN 37206** | **Same** | **083-14-0-023.00** |

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Know all men by these presents that, **Lacey Houghland**, a single person (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Red River Investments, LLC**, a Tennessee limited liability company (collectively, the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

> Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled the Plan of Richardson Place, of record in Book 547, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to LACEY HOUGHLAND, by deed from RHONDA PAGE, of record in Instrument No. 20081020-0105009, dated October 17, 2008, said Register's Office.

This is improved property commonly known as: **1917 Holly Street, Nashville, Tennessee 37206.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and including, but not limited to: (a) Restrictive Covenants contained in instrument of record in Book 1371, page 247, said Register's Office, and (b) Sewer Easement of record in Book 1129, page 508, said Register's Office.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and its successors and assigns, forever.

The Grantor, for herself and her heirs, successors and assigns covenants with the Grantee that Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind herself and her heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 7th day of December, 2012.

Lacey Houghland

By: Charles B Welch Jr

**Charles B. Welch, Jr.**
**Attorney-in-Fact for Lacey Houghland**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this the 7th day of December, 2012 before me personally appeared **Charles B. Welch, Jr.** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Lacey Houghland** acknowledged that such person executed the same as the free act and deed of Lacey Houghland.

G. MILLER HOGAN, II
STATE OF TENNESSEE
Notary Public
TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 10, 2013

Notary Public

My commission expires: NOV. 10, 2013

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value for this transfer of this property, whichever is greater is $209,000.00.

Affiant

Sworn to and subscribed before me
on December 7, 2012.

G. MILLER HOGAN, II
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 10, 2013

Notary Public
My Commission Expires: NOV. 10, 2013

**Certificate of Authenticity**

I, **G. Miller Hogan, II**, 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 TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, **Kimberly P. Hurst**, a notary public for this county and state, **G. Miller Hogan, II**, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed on this 11th day of December, 2012.

Notary's Signature

MY COMMISSION EXPIRES: March 3, 2015

KIMBERLY P. HURST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2015