WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$400,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/8/13

(AFFIX SEAL)

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Ruth Keene	Same as new owner	132070013
(NAME)	(NAME)	
4230 Franklin Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RIT NASHVILLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EMILY RUTH KEENE, unmarried, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A

This conveyance is subject to: 2013 property taxes which are a lien but not yet delinquent; all matters appearing on the Plan of Overton Heights Subdivision, of record in Plat Book 2663, page 30, Register's Office for said County, to which plan reference is made for a more complete description, together with that portion of Overton Road closed by Ordinance No. 08-8; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3371 Golf Club Lane, Nashville, TN 37215

(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.

BILL GARRETT, Davidson County
Trans:T20130040604 DEEDWARR
Recvd: 05/15/13 14:17 3 pgs
Fees:18.00 Taxes:1480.00
20130515-0049105

Witness our hands this 8th day of May, 2013.

RIT NASHVILLE, LLC

John B. Hill, Sr., Manager

Florida

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Brevard

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared John Hill, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the manager of RIT NASHVILLE, LLC, a Florida limited liability company, to be the person who executed the foregoing instrument on behalf of RIT NASHVILLE, LLC, a Florida limited liability company and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Melbourne this 7 day of May, 2013.

Notary Public

My Commission Expires: March 19, 2016

LEXI WALKER
Notary Public - State of Florida
My Comm. Expires Mar 19, 2016
Commission # EE 180885
Bonded Through National Notary Assn.

EXHIBIT A

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 132-7, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 25th COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE.

BOUNDED IN GENERAL BY FRANKLIN ROAD ON THE WEST; KEVIN WEBER ON THE NORTH; LOT 3 OF THE REVISED OVERTON HEIGHTS ON THE EAST; JOHN O. COHEA ON THE SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE MONUMENT ON THE EAST SIDE OF FRANKLIN PIKE, IN THE NORTH LINE OF JOHN O. COHEA (REF. DEED BOOK 8151 PAGE 706 R.O.D.C.- PROPERTY MAP 132-7 PARCEL 19) THENCE WITH COHEA'S NORTH LINE N82°56'36"W 4.04' TO A POINT ON THE R.O.W. OF FRANKLIN PIKE (40' FROM THE CENTER); THENCE LEAVING COHEA AND WITH THE EAST R.O.W. OF FRANKLIN PIKE N04°28'13"W 261.97' TO AN EXISTING CONCRETE MONUMENT (BROKEN); THENCE S86°30'27"W 7.00' TO AN EXISTING CONCRETE MONUMENT; THENCE N04°28'13"W 51.00' TO AN IRON PIN SET IN THE ABANDONED OVERTON STREET, THE SOUTH WEST CORNER OF KEVIN WEBER (REF. INSTRUMENT#20071031 PAGE 0128347 R.O.D.C.); THENCE LEAVING FRANKLIN PIKE AND WITH THE CENTER OF THE ABANDONED STREET AND WEBER'S SOUTH LINE S82°56'36"E 378.10' TO AN EXISTING IRON PIN/ CAP "SHARONDALE", THE NORTHWEST CORNER OF DOUGLAS E. NORTON AND LOT 3 OF THE REVISED OVERTON HEIGHTS SUBDIVISION (REF. INSTRUMENT#20100901 PAGE 0069580 R.O.D.C. AND PLATBOOK 2663 PAGE 119 R.O.D.C.); THENCE WITH NORTON'S WEST LINE S08°27'15"W 24.35' TO AN EXISTING IRON PIN, THE ORIGINAL CORNER OF LOT 1 OF OVERTON HEIGHTS SUBDIVISION (REF. PLATBOOK 2663 PAGE 30 R.O.D.C.); THENCE CONTINUING WITH NORTON'S WEST LINE S07°00'28"W 281.03' TO AN EXISTING IRON PIN IN THE NORTH LINE OF THE AFOREMENTIONED JOHN O. COHEA; THENCE WITH CHOEA'S NORTH LINE N82°56'36"W 308.32' TO THE POINT OF BEGINNING, CONTAINING 2.39 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO RIT NASHVILLE, LLC, BY DEED FROM SHIRLEY A. HILL, TRUSTEE OF THE ROSA E. SMITH RESTATED REVOCABLE TRUST DATED FEBRUARY 22, 2002, OF RECORD AS INSTRUMENT NUMBER 20111109-0087740, SAID REGISTER'S OFFICE AND REFERENCED AS LOT 1 IN OVERTON HEIGHTS SUBDIVISION (REF. PLATBOOK 2663 PAGE 30) AND INCLUDING ONE HALF OF THE ABANDONED OVERTON STREET IN ORDINANCE #20100901- 0069577 AND 0069578, REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED MAY 10, 2012.