The McNamee Firm
8555 Cordes Circle
Germantown, TN 38139

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130053415 DEEDWARR
Recvd: 06/24/13 14:58 2 pgs
Fees:13.00 Taxes:394.05
20130624-0064743

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$106,500.00.**

Affiant

Subscribed and sworn to before me this 14th day of June 2013

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
RAC 2, LLC	RAC 2, LLC	52-13-B-231CO
5001 Plaza on the Lake Suite 250	5001 Plaza on the Lake Suite 250	
Austin, TX 78746	Austin, TX 78746	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ashraf Ibrahim, an unmarried man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **RAC 2, LLC a Delaware limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 38, on the Plan of River Glen, Phase 5, Section 1, of record in Instrument Number 20011207-0135344 and as amended by Instrument Number 20030305-0029504, 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 Ashraf Ibrahim, an unmarried man from Holly N. Patterson f/k/a Holly N. Nelson, married, by Warranty Deed on June 27, 2008 of record in Instrument Number 20080709-0070565, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters on Plan of record in Instrument No. 20011207-0135344, as revised in Instrument No. 20030305-0029504, Register's Office for Davidson County, Tennessee.
- Deed conveying the open space to River Glen Homeowner's Association, Inc., of record in Instrument No. 20020503-0054718, Register's Office for Davidson County, Tennessee.
- Charter of River Glen Homeowner's Association, Inc., of record in Book 8069, Page 158, and Instrument No. 20020425-0051348, Register's Office for Davidson County, Tennessee
- Restrictive Covenants of record in Book 6762, Page 208, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020425-0051349, Register's Office for said County; Master Deed and By-Laws of record in Book 7566, Page 571, as amended in Instrument No. 20040425-0055851, Instrument No. 20030425-0055853, Instrument No. 20030506-0060411, Instrument No. 20030508-0061769, Instrument No. 20030515-0066784, Instrument No. 20030522-0069839, and Instrument No. 20030701-0090670, Instrument No. 20040915-0111299, and Instrument No. 20040915-0111301, Register's Office for Davidson County, Tennessee.
- Master Deed and By-Laws of record in Book 7566, page 571, as amended in Instrument Number 20040425-0055851, Instrument Number 20030425-0055853; Instrument Number 20030506-0060411; Instrument Number 20030508-0061769; Instrument Number 20030515-0066784; Instrument Number 20030522-0069839; Instrument Number 20030701-0090670; Instrument Number 20040915-0111299, and Instrument Number 20040915-0111301, Register's Office for Davidson County, Tennessee.

- Water and Sewer Easement of record in Book 7061, Page 196, Register's Office for said County; Easement of record in Book 7296, Page 484, Book 11030, Page 731, Book 3961, Page 881, Register's Office for Davidson County, Tennessee.

- Storm Water Detention Agreement of record in Instrument No. 20010816-0088874, Register's Office for said County; Subject to all matters on Plat Book 6900, Pages 650 and 651, and Plat Book 6900, Page 671, Register's Office for Davidson County, Tennessee.

- Subject to lien for special assessments as contained in the restrictions.

- Subject to rights of others in and to the common areas and elements.

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.

This is improved property known as: **2538 Sonar Street, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 14th day of June, 2013

Ashraf Ibrahim

Ashraf Ibrahim

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ashraf Ibrahim, an unmarried man** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 14th day of June, 2013

My commission expires 1-6-2015 1-6-15

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE