BILL GARRETT, Davidson County
Trans:T20130053475 DEEDWARR
Recvd: 06/24/13 15:47 2 pgs
Fees:13.00 Taxes:487.48
20130624-0064827

Prepared by and Return To:
Seth McNamee, Esq.
The McNamee Firm, PC
8555 Cordes Circle
Germantown, Tennessee 38139
(901) 830-1803

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Terry Redmon and Phylus Redmon,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **RAC2, LLC, a Delaware limited liability company,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

> LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 135, ON THE PLAN OF SECTION TWO, GREER MEADOWS AT CEDAR CREEK, OF RECORD IN BOOK 9700, PAGE 601, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Grantor by Special Warranty Deed, recorded on the 11th day of February, 2013 in Instrument No. 20130211-0014024, in the Register's Office of Davidson County, Tennessee.

This property is being conveyed subject to any and all Subdivision Restrictions, building lines, easements and rights for public utilities, zoning regulations and setback lines if any.

This property is unencumbered except for Building lines, subdivision restrictions and easements of record in the Register's Office of Davidson County, Tennessee; and the 2013 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in Davidson County, Tennessee on this 4th day of June, 2013.

GRANTOR:

Terry Redmon

Phylus Redmon

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ WILSON
KBM

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Terry Redmon and Phylus Redmon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in, Davidson County, Tennessee this 4th day of June, 2013.

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires:
1/26/14

New Owner Name and Address to: RAC2, LLC 5001 Plaza on the Lake, Suite 250 Austin, TX 78746 Property Address: 5128 Greer Station Hermitage, TN 37076 Mail tax bills to: RAC2, LLC 5001 Plaza on the Lake, Suite 250 Austin, TX 78746 Parcel I.D. Numbers: 075120A094CO	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $131,750.00 AFFIANT 4th Subscribed and sworn to before me this day of June, 2013. NOTARY PUBLIC Commission expires: JANET S. HINRICHS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. MARCH 1, 2014