BILL GARRETT, Davidson County
Trans:T20130053475 DEEDWARR
Recvd: 06/24/13 15:50 2 pgs
Fees:13.00 Taxes:468.05
20130624-0064829

Return to:
The McNamee Firm LC
8555 Cordes Circle
Germantown, TN 38139

File No.: TN133171

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2013.

NOTARY PUBLIC

My commission expires: MARCH 1, 2014

JANET S. HINRICHS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
RAC2, LLC 5001 Plaza On The Lake, #250 Austin, TX 78746	RAC2, LLC 5001 Plaza On The Lake, #250 Austin, TX 78746	064160C04700

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Six Thousand Five Hundred and 00/100 Dollars ($126,500.00), 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, **BILLIE E. ROMINE, UNMARRIED,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RAC2, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** 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 #85, on the plan of Wembley Downs, Section Two, a Planned Unit Development, of record in Plat Book 7900, Page 363, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Billie E. Romine, unmarried, by Warranty Deed from Phillips Builders, Inc., dated 12/23/1992, recorded 12/28/1992, of record in Book 8824, Page 149, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 703 Hayling Court, Hermitage, TN 37076.

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 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

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 4th day of June, 2013.

Billie E. Romine By Ben Wilson Attorney in Fact

BILLIE E. ROMINE, BY BEN WILSON, HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 4 day of June, 2013, before me, appeared Ben Wilson, 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 lawful attorney-in-fact for Billie E. Romine, and that said instrument was signed in behalf of the said Billie E. Romine by himself as her attorney-in-fact.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 9/21/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8-29-2014