BILL GARRETT, Davidson County
Trans:T20130055050 DEEDWARR
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Fees:13.00 Taxes:203.50
20130628-0066792

Prepared by and Return To:
Seth McNamee, Esq.
The McNamee Firm, PC
8555 Cordes Circle
Germantown, Tennessee 38139
(901) 758-1051

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, **JSC Properties, LLC, a Tennessee limited liability company,** 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:

> Located in Davidson County, Tennessee: Being Lot 31 A, ZONE LOT DIVISION, LOTS 31, 35, 36, 37 AND 38, MEADOWS OF TULIP GROVE, SECTION TWO, as shown on plat of record in Book 6250, Page 754, as amended in Book 6250, Page 999, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This property being all or part of the property conveyed to Grantor by Special/Limited Warranty Deed from Federal Home Loan Mortgage Corporation, recorded on the 28th day of May, 2010 at Instrument No. 20100528-0041233, in the Register's Office of Davidson County, Tennessee.

This property is being conveyed subject to any and all Subdivision Restrictions, building lines and easements of record, including without limitation those found in Plat Book 6250, Page 754 and Plat Book 6250 Page 999 all in the Register's Office of Davidson County, Tennessee.

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 Williamson Co. Tennessee on this 24th day of June, 2013.

GRANTOR:

JSC Properties, LLC
a Tennessee limited liability company

By: _____

Its: Member

STATE OF TENNESSEE
COUNTY OF Williamson

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Jonathan Currence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the managing member of **JSC Properties, LLC**, a Tennessee limited liability company, the maker, and is authorized by the maker to execute this instrument on behalf of the maker for the purposes therein contained.

WITNESS my hand and seal, at office in Williamson, County of Tennessee this _____ day of June, 2013.

TAMIRA J. PITTS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public

My Commission Expires: 7-29-17

New Owner Name and Address to: RAC2, LLC 5001 Plaza on the Lake, Suite 250 Austin, TX 78746 Property Address: 833 Netherlands Drive Hermitage, Tennessee 37076 Mail tax bills to: RAC2, LLC 5001 Plaza on the Lake, Suite 250 Austin, TX 78746 Parcel I.D. Numbers: 07515002100	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 $55,000.00. AFFIANT Subscribed and sworn to before me this 24th 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