WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130055705 DEEDWARR
Recvd: 07/01/13 14:05 2 pgs
Fees:13.00 Taxes:1017.50

20130701-0067684

R-VRES-13-322

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

MARSHALL L. HIX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2016

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Richland Station LLC	Richland Station LLC	
(NAME)	(NAME)	
2206 21st Avenue South	2206 21st Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID HELTON, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RICHLAND STATION LLC**, hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF BLOCKS 4 & 5 ON THE REALTY SAVINGS BANK & TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, AS OF RECORD IN BOOK 421, PAGE 18, AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD ON THE EASTERLY MARGIN OF 54TH AVENUE NORTH, APPROXIMATELY 190 FEET NORTH OF THE NORTHERLY MARGIN OF ELKINS AVENUE, SAID ROD BEING THE COMMON PROPERTY CORNER OF PARCELS 26 AND 22, AND OUR POINT OF BEGINNING; THENCE NORTH 87° 43' 24" EAST A DISTANCE OF 415.95' TO AN IRON ROD; THENCE SOUTH 7° 38' 47" WEST A DISTANCE OF 50.40' TO AN IRON ROD; THENCE SOUTH 87° 53' 55" WEST A DISTANCE OF 247.23' TO AN IRON ROD; THENCE SOUTH 02° 06' 05" EAST A DISTANCE OF 12.00' TO AN IRON ROD; THENCE SOUTH 87° 05' 02" WEST A DISTANCE OF 149.84' TO AN IRON ROD; THENCE NORTH 11° 30' 18" WEST A DISTANCE OF 63.38' TO THE AFOREMENTIONED POINT OF BEGINNING,CONTAINING 21,964.22 SQUARE FEET OR 0.50 ACRES, MORE OR LESS, AS DESCRIBED ACCORDING TO A SURVEY PREPARED BY STEVEN D. DELLE, LICENSE NO. 1710, DATED JANUARY 31, 2013.

BEING THE SAME PROPERTY CONVEYED TO DAVID HELTON, AN INDIVIDUAL BY DEED FROM BANK OF CAMDEN, A TENNESSEE BANKING CORPORATION OF RECORD AT INSTRUMENT NO. 20111116-0089542, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 10, 2011 AND RECORDED ON NOVEMBER 16, 2011.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 421, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is
( ) unimproved
(X) improved
property known as 322 54th Avenue North Nashville, Tennessee 37209
(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 GRANTEE, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 my/our hand(s) this 28th day of June, 2013.

(David Helton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Helton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of June, 2013.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212