WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130067489 DEEDWARR
Recvd: 08/06/13 14:31 2 pgs
Fees:13.00 Taxes:118.40
20130806-0082485

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/10/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark O'Shea	Same as new owner	133-11-0A-066.00-CO
(NAME)	(NAME)	
P.O. Box 110283		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37222	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RIT NASHVILLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK O'SHEA AND, SPOUSE, JAY O'SHEA**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being located in Davidson County, Tennessee, being Unit No. M-18 of Canterbury Hill Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5440, page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 5441, page 819, said Register's Office, and shown on a Plan of record in Book 5200, page 159, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereto belonging, as set forth in the said Master Deed (and By-laws which as an exhibit thereto), including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan.

Being the same property conveyed to PAUL SMITH AND WIFE, ROSA SMITH, by deed from OLIST T. ROBERTS, of record in Book 6401, page 599, dated October 10, 1984, said Register's Office. Being further conveyed to ROSA SMITH, by Quitclaim Deed from PAUL SMITH, of record in Book 8765, page 641, dated October 14, 1992, said Register's Office. Being further conveyed into the ROSA E. SMITH, TRUSTEE OF THE ROSA E. SMITH REVOCABLE TRUST DATED SEPTEMBER 9, 1992, by Quitclaim Deed from ROSA SMITH, of record in Book 8765, page 643, dated October 14, 1992, said Register's Office. Being further conveyed to RIT NASHVILLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, by Quitclaim Deed from SHIRLEY A. HILL, SUCCESSOR TRUSTEE OF THE ROSA E. SMITH RESTATED REVOCABLE TRUST, DATED FEBRUARY 22, 2002, of record in Instrument No. 20111110-0087847, dated November 8, 2011, said Register's Office. Please see Notice of Successor Trustee of record in Instrument No. 20111109-0087743, said Register's Office.

This conveyance is subject to: 2013 property taxes which are a lien but not yet due and payable; all matters appearing for Unit No. M-18 of Canterbury Hill Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5440, page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 5441, page 819, said Register's Office, and shown on a Plan of record in Book 5200, page 159, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 500 Paragon Mills, #M-18, Nashville, TN 37211

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 30th day of July, 2013.

RIT NASHVILLE, LLC

John B. Hill, Sr., Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared John B. Hill, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the manager of RIT NASHVILLE, LLC, a Florida limited liability company, to be the person who executed the foregoing instrument on behalf of RIT NASHVILLE, LLC, a Florida limited liability company and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 30th day of July, 2013.

Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.