BILL GARRETT, Davidson County
Trans:T20130071282 DEEDWARR
Recvd: 08/19/13 11:45 2 pgs
Fees:13.00 Taxes:301.10
20130819-0086905

RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21ST AVE. S, 2ND FLOOR
NASHVILLE, TENNESSEE 37212

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,378.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of August, 2013.

Notary Public
Commission Expires: 3/3/14

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

Address of New Owner	Send Tax Bills To:	Map & Parcel
Richland South, LLC 4009 Hope Ave Franklin, TN 37064	New Owner	034-050.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Myatt Drive Properties, LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richland South, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennesee, being Tract One, of the Consolidation Plat of Ozburn-Hessey Storage Company, Inc., of record in Instrument No. 20050826-0102689, Register's Office for Davidson County, Tenessee.

Being the same property conveyed to Myatt Drive Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Ozburn-Hessey Storage Co., a Tennessee corporation, filed for record October 12, 2006 in Instrument No. 20061012-0126864, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 526 Myatt Drive, Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15 day of August, 2013.

Myatt Drive Properties, LLC

F. Perry Ozburn, Jr.

By: F. Perry Ozburn, Jr.
Its: Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared F. Perry Ozburn, Jr. with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Member of Myatt Drive Properties, LLC the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal at office this 15 day of August, 2013.

Notary Public

Commission Expiration:

(Notary Seal)

