Return to:
The McNamee Firm, P.C.
8555 Cordes Circle
Germantown, TN 38139

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1372

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
RAC2, LLC 5001 Plaza on the Lake, #250 Austin, TX 78746	RAC2, LLC 5001 Plaza On The Lake #250 Austin, TX 78746	41-1-A-12.00

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20130071682 DEEDWARR
Recvd: 08/20/13 09:57 2 pgs
Fees:13.00 Taxes:425.50
20130820-0087477

Subscribed and sworn to before me, this the 13th day of August, 2013.

Notary Public

My Commission Expires:
(Affix Seal)

JANET S. HINRICHS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY
M. EXP. MARCH 1, 2014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Jean G. Remy and Betty Massena, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **RAC2, LLC, a Delaware limited liability company ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Cobblestone Creek, Phase One, as of record in Instrument No. 20040804-0093431, as corrected by Surveyor's Instrument of Correction of record in Instrument No. 20041022-0127319, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jean G. Remy and Betty Massena, husband and wife by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated December 21, 2004, filed January 6, 2005, in Instrument No. 20050106-0002265, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters appearing on the plat recorded in Instrument No. 20040804-0093431, as corrected by Surveyor's Instrument of Correction of record in Instrument No. 20041022-0127319, Register's Office for Davidson County, Tennessee, (4) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20041208-0146322, Register's Office for Davidson County, Tennessee, (5) Charter for Homeowners Association of record in Instrument No. 20041208-0146324, Register's Office for Davidson County, Tennessee, (6) Quitclaim Deed to Homeowners Association of record in Instrument No. 20041208-0146323 and in Instrument No. 20110916-0072157, Register's Office for Davidson County, Tennessee, (7) Stormwater Detention Agreement of record in Instrument No. 20040304-0024829, Register's Office for Davidson County, Tennessee, (8) Right-of-way Easement granted to Tennessee Natural Gas Lines, Inc., of record in Book 2493, page 137, Register's Office for Davidson County, Tennessee, (9) Easement for the flow of any waters of any creeks or streams and the rights of public therein, (10) Rights of upper and lower riparian owners to the flow of any waters of any creeks or streams running through the property free from diminution and pollution, (11) Right, title and interest of others in and to that portion of the premises

occupied by a cemetery, if any, and right of ingress and egress to the cemetery from a pubic road, and (12) other matters of public record.

This is improved property located at: **5049 Cobblestone Creek Drive, Whites Creek, TN 37189**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **13th** day of **August, 2013.**

GRANTOR(S)

Jean G. Remy

Betty Massena

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jean G. Remy and Betty Massena** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the ~~13th~~ 16th day of **August, 2013.**

Notary Public

TINA HAWKINS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY SUMNER

My Commission Expires:
12/21/15