WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130073321 DEEDWARR
Recvd: 08/26/13 09:18 2 pgs
Fees:13.00 Taxes:369.63

20130826-0089503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/20/14
(AFFIX SEAL)

PAUL H. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 NUMBER
MP Enterprises, LLC ste. 33 (NAME)	Same as new owner (NAME)	147-06-0-193.00
5543 Edmondson Pike (ADDRESS)	(ADDRESS)	
Nashville TN 37211 (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 GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MP ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 125, as shown on the map entitled the Plan of Caldwell Country Estates, Section 1, of record in Book 2663, pages 68 and 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PAUL SMITH AND WIFE, ROSA E. SMITH, by deed from R. R. HARRIS AND WIFE, LINNIE A. HARRIS, of record in Book 3646, page 563, dated November 8, 1963, said Register's Office. PAUL SMITH further conveyed his interest to ROSA E. SMITH, by Quitclaim Deed of record in Book 8765, page 633, dated October 14, 1992, said Register's Office. ROSA E. SMITH further conveyed her interest to the ROSA E. SMITH, TRUSTEE OF THE ROSA E. SMITH REVOCABLE TRUST DATED SEPTEMBER 9, 1992, by Quitclaim Deed of record in Book 8765, page 635, dated October 14, 1992, said Register's Office. Being the same property conveyed to RIT NASHVILLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, by Quitclaim Deed from SHIRLEY A. HILL, TRUSTEE OF THE ROSA E. SMITH RESTATED REVOCABLE TRUST, DATED FEBRUARY 22, 2002, of record in Instrument No. 20111110-0087846, dated November 8, 2011, 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 on the map entitled Plan of Caldwell Country Estates, Section 1, of record in Book 2663, pages 68 and 69, Register's Office for Davidson County, Tennessee; and any and all easements of record.

unimproved ☐

This is improved ☒ property, known as 225 Blackman Road, 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 8th day of August, 2013.

RIT NASHVILLE, LLC

John B. Hill, Sr., Manager

STATE OF ~~TENNESSEE~~ North Carolina)
COUNTY OF ~~DAVIDSON~~ Macon)

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 Franklin, NC., this 8th day of August, 2013.

Notary Public

My Commission Expires: December 5, 2017

Tawanna A. Concepcion
NOTARY PUBLIC
Macon County, NC
My Commission Expires December 5, 2017