WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130076723 DEEDWARR
Recvd: 09/05/13 09:07 2 pgs
Fees:13.00 Taxes:407.00

20130905-0093513

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6/20/14
(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
Iris Properties, LLC	Same as new owner	093-14-0-302.00
(NAME)	(NAME)	
479 2nd Avenue, South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	,	
(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, **RICHARD M. HOSTO AND WENDY M. HOSTO, HUSBAND AND WIFE, AND RWL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRIS PROPERTIES, 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 that portion of Lot No. 81, as shown on the map entitled O. Ewing's Addition to Nashville, fronting 35 feet on Railroad Street, now called Middleton Street, of record as Book 21, page 54, Register's Office for Davidson County, Tennessee, bounded as described as follows:

Beginning at a point on the southern side of Railroad Street, now called Middleton Street, where the alley (that runs in the rear), of the lots fronting on Ewing Avenue intersects said Middleton Street; thence southwardly with said alley 150 feet to a ten foot alley; thence west with said last named alley 35 feet; thence at right angles 150 feet to said last named street; thence east with said street 35 feet to the beginning.

Being part of the same property conveyed to RICHARD M. HOSTO and wife, WENDY M. HOSTO and RWL PROPERTIES, LLC, by deed from GAIL INMAN GILLILAND, TRUSTEE UNDER THE E. F. INMAN REVOCABLE TRUST, of record as Instrument No. 20030422-0052600, dated April 14, 2003, 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 O. Ewing's Addition to Nashville, of record in Book 21, page 54, Register's Office for Davidson County, Tennessee; and any and all easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 617 Middleton Street, Nashville, TN 37203
(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 _____ day of August, 2013.

Richard M. Hosto

Wendy M. Hosto

RWL Properties, LLC

By: Richard M. Hosto, Managing Member

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)
pfs Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard M. Hosto and wife, Wendy M. Hosto, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at [redacted], this 15th day of August, 2013

pfs Sellers home

Notary Public

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

My Commission Expires 5/20/14

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)
pfs Williamson

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Richard M. Hosto, 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 managing member of RWL PROPERTIES, LLC, a Tennessee limited liability company, to be the person who executed the foregoing instrument on behalf of RWL PROPERTIES, LLC, a Tennessee limited liability company and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Sellers home, this 15th day of August, 2013.

Notary Public

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

My Commission Expires: 5/20/14