WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130088851 DEEDWARR
Recvd: 10/15/13 13:23 2 pgs
Fees:13.00 Taxes:999.00

20131015-0107724

R-VRES-13-1715

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rice Property Management, LLC	Same as New Owner	
5214 MARYLAND WAY, STE 200 (ADDRESS)	(NAME) (ADDRESS)	
BRENTWOOD, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	083-14-008.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ARNIE ESTHER BRATTEN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICE PROPERTY MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 158 FEET OF THE EASTERLY 50 FEET OF LOT NO. 9 ON THE PLAN OF RICHARDSON PLACE SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 135, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT NO. 9 FRONTS 50 FEET ON THE NORTHERLY SIDE OF HOLLY STREET AND RUNS BACK BETWEEN PARALLEL LINES 158 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO KERMIT D. BRATTEN AND WIFE, ARNIE ESTHER BRATTEN BY DEED FROM JAMES RANDALS GREER AND WIFE, ROBBIE M. GREER OF RECORD IN BOOK 3847, PAGE 176, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 31, 1964 AND RECORDED ON DECEMBER 31, 1964. THE SAID KERMIT D. BRATTEN HAVING SINCE DIED ON JUNE 15, 2006, LEAVING ARNIE ESTHER BRATTEN AS THE SOLE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTOR(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 547, PAGE 135; BOOK 1160, PAGE 294; BOOK 1149, PAGE 671; BOOK 3818, PAGE 52, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1715 Holly Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 9th day of October, 2013.

Arnie Esther Bratten by Adele Estes as Attorney in Fact

Arnie Esther Bratten by Adele Estes as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared ADELE ESTES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ARNIE ESTHER BRATTEN and who acknowledged he/she/they executed the same as the free act and deed of the said ARNIE ESTHER BRATTEN pursuant to Durable Power of Attorney of record at Instrument Number 20131001-0103014, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 8 day of October, 2013.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903