WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130090429 DEEDWARR
Recvd: 10/21/13 13:59 2 pgs
Fees:13.00 Taxes:59.20

20131021-0109704

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES 5/20/17

(AFFIX SEAL)

PAUL F. COPER
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
Mark O'Shea	Same as new owner	147-03-0B-017.00
(NAME) P.O. Box 110283	(NAME)	
(ADDRESS) Nashville, TN 37222	(ADDRESS)	
(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 **MARK O'SHEA AND JAY O'SHEA, HUSBAND AND WIFE** 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 Unit No. B-17 of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to PAUL S. SMITH AND WIFE, ROSA E. SMITH, by deed from FREEMAN WEBB DEVELOPERS, INC., A TENNESSEE CORPORATION, of record in Book 6732, page 398, dated December 6, 1985, said Register's Office. Being further conveyed to PAUL S. SMITH, by Quitclaim Deed from ROSA E. SMITH, of record in Book 8765, page 649, dated October 14, 1992, said Register's Office. PAUL S. SMITH further conveyed into PAUL S. SMITH, TRUSTEE OF THE PAUL S. SMITH REVOCABLE TRUST DATED SEPTEMBER 9, 1992, of record in Book 8765, page 651, dated October 14, 1992, said Register's Office. The said Paul S. Smith having since died on or about August 3, 2001. See Instrument No. 20021004-0121353 and Instrument No. 20050516-0054650 for Successor Trustee, said Register's Office. SHIRLEY A. HILL, SUCCESSOR OF TRUSTEE OF THE PAUL S. SMITH REVOCABLE TRUST DATED SEPTEMBER 9, 1992, conveyed property to SHIRLEY A. HILL, TRUSTEE OF THE ROSA E. SMITH RESTATED REVOCABLE TRUST, DATED FEBRUARY 22, 2002, by Quitclaim Deed of record in Instrument No. 20050516-0054653, dated May 2, 2005, said Register's Office. Being the same property conveyed to RIT NASHVILLE LLC, A FLORIDA LIMITED LIABILITY COMPANY, by deed from SHIRLEY A. HILL, TRUSTEE OF THE ROSA E. SMITH RESTATED REVOCABLE TRUST, DATED FEBRUARY 22, 2002, of record in Instrument No. 2011109-0087742, dated November 2, 2011, said Register's Office.

This conveyance is subject to: 2013 property taxes which are a lien but not yet delinquent; all matters appearing on the Plat of Southern Hills Condominiums as created created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit; and any and all easements of record.

unimproved ☐

This is improved ☒ property, known as 370 Wallace Rd., B17, 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 16 day of October, 2013.

RIT NASHVILLE, LLC

John B Hill SR Mgr
John B. Hill, Sr., Manager

FLORIDA
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~)
BREVARD

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 Melbourne, this 16th day of October, 2013.

GLORIA KIM DUNN
Notary Public - State of Florida
My Comm. Expires Jul 6, 2015
Commission # EE 109440
Bonded Through National Notary Assn.

Gloria Kim Dunn
Notary Public

My Commission Expires: July 6, 2015