THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13100125**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $198,000.00. Richard L. Roach Affiant Subscribed and sworn to before me, this 8th day of November, 2013. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20130096397 DEEDWARR
Recvd: 11/12/13 15:04 2 pgs
Fees:13.00 Taxes:732.60
20131112-0116925

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015

WARRANTY DEED

Address New Owner: Rice Property Management, LLC 5214 Maryland Way, Suite 200 Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-11-0-010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frederick W. Roach as to a two-third interest and Frederick W. Roach, Richard Roach, Daniel Roach, and Frank Roach, as the only heirs of Maxine N. Roach, a one-third interest** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Rice Property Management, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 119, ROLLING ACRES, as shown on plat of record in Plat Book 1130, Page 34, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Frederick W. Roach, a two-third interest and Maxine N. Roach, a one-third interest, holding their respective interests as tenants in common by Warranty Deed from Richard Lynn Roach and wife, Mildred B. Roach, recorded on the 27th day of December, 1983 in Deed Book 6201, Page 828, in the Register's Office of Davidson County, Tennessee. Maxine N. Roach having died January 21st, 1996 in Davidson County, Tennessee. Maxine N. Roach having died intestate. Frederick W. Roach, Richard Roach, Daniel Roach, and Frank Roach being her only surviving heirs as referenced in Affidavits of Heirship of record in Instrument No. 20131112-0116920 and Instrument No. 20131112-0116921.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROLLING ACRES, as recorded in Plat Book 1130, Page(s) 34.

This is improved property located at 615 Skyview Dr Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of November, 2013.

Frederick W. Roach

Richard Roach

Frank Roach by Frederick W. Roach, as attorney-in-fact

Daniel Roach, by Frederick W. Roach, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frederick W. Roach and Richard Roach, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of November, 2013.

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frederick W. Roach,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Daniel Roach and Frank Roach,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of November, 2013.

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015

Notary Public

My Commission Expires: