BILL GARRETT, Davidson County
Trans:T20130097628 DEEDWARR
Recvd: 11/15/13 15:27 2 pgs
Fees:13.00 Taxes:502.83
20131115-0118456

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
RH Property Ventures, LLC
120 Blue Ribbon Trail
Christiana, TN 37037-5970

SEND TAX BILL TO:
Owner

MORTGAGEE:
MidSouth Bank
One College Street, P.O. Box 7100
Murfreesboro, TN 37133-7100

MAP 128-14
GROUP
PARCEL 91.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Deborah D. Reale, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **RH Property Ventures, LLC**, hereinafter called the GRANTEE, its successors 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 No. 169 on the Plan of Section Two, Harpeth Park, of record in Plat Book 3700, page 58, as corrected in Book 4226, page 614, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Peter J. Reale* and wife, Deborah D. Reale, by deed from John P. Kinsch and wife, Kathy J. Kinsch of record in Instrument no. 20020909-0108889, Register's Office for Davidson County, Tennessee.
*The said Peter J. Reale has since died.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **354 Cross Timbers Drive, Nashville, Tennessee 37221.**

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, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of

said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 hand this the **12th** day of **November, 2013.**

Deborah D. Reale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Deborah D. Reale, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of November, 2013.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $135,900.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of November, 2013.

NOTARY PUBLIC

My Commission Expires: 5-3-16