Return to:
The McNamee Firm, PC
8555 Cordes Circle
Germantown, TN 38139

WARRANTY DEED

B-HC-13-209

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 5th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JANET S. HINRICHS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. MARCH 1, 2014

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
RPA4, LLC	RPA4, LLC	
5001 Plaza on the Lake, Ste. 200 (ADDRESS)	5001 Plaza on the Lake, Ste. 200 (NAME) (ADDRESS)	
Austin, TX 78746 (CITY) (STATE) (ZIP)	Austin, TX 78746 (CITY) (STATE) (ZIP)	16412005900

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we FLOUR AKBARI, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RPA4, LLC, 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:

LOT 187, FINAL PLAT OF MEADOW WOODS, PHASE I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 519, AMENDED IN PLAT BOOK 9700, PAGE 570, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO FLOUR AKBARI BY SPECIAL WARRANTY DEED FROM CITIBANK NA, AS TRUSTEE, DATED JANUARY 23, 2004, FILED FOR RECORD ON FEBRUARY 11, 2004 IN INSTRUMENT NO. 20040211-0016234, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 9700, PAGE 570; AND COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 10788, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE, ERIC SHANKLIN, JOINS IN THE EXECUTION OF THIS DEED FOR THE PURPOSE OF CONVEYING AND ALL INTEREST, MARITAL OR OTHERWISE, THAT HE MAY HAVE IN SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 209 Pin Oak Court, Antioch, Tennessee 37013
(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.

BILL GARRETT, Davidson County
Trans:T20130101687 DEEDWARR
Recvd: 12/04/13 08:48 2 pgs
Fees:13.00 Taxes:407.00
20131204-0123365

Witness my/our hand(s) this 5th day of November, 2013.

Flour Akbari

Eric Shanklin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Flour Akbari and Eric Shanklin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of November, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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