WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans: T20140025465 DEEDWARR
Recvd: 04/15/14 12:57 2 pgs
Fees: 13.00 Taxes: 14245.00

20140415-0031448

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roventi, LLC	SAME	Map 144 Parcel 54
(NAME) 5840 Hillsboro Pike	(NAME)	Map 144 Parcel 55
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RITA DEE HASSENFELD, AS TRUSTEE OF THE RITA DEE HASSENFELD REVOCABLE TRUST DATED OCTOBER 27, 1997**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROVENTI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, TWO CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: Map 144 Parcel 54

A certain tract or parcel of land in Davidson County, State of Tennessee, lying in the 7th Civil District of said County, and described partly according to a plat prepared by William Collier Parrish Associates, Engineers, December 21, 1954, as follows:

Beginning at a post near an elm and hickory, in the west line of the Porter property, in the east line of the Flanery property, at the northwest corner of this tract, in a fence line; thence along said fence, along Flanery's new east line, and along the easterly line of the Hassenfeld property, as follows: South 4° 45' east 272.5 feet to a post, south 21° 45' east 67.5 feet to a post at a locust tree, south 2° west 162 feet to a post at a gate, south 00° 40' west 381 feet to an iron pin in a fence in the north line of the Roland property; thence with Roland's line, along a fence, south 57° east 315 feet to a post in a fence, in Porter's line; thence with Porter's line as follows: North 27° 30' east 227 feet to a locust post, north 8° 30' east 590 feet to a post, north 62° west, along a fence, 550 feet to the beginning, containing 7.7 acres, more or less.

Together with a right-of-way 20 feet in width along the north and east lines of the Flanery property, which right-of-way is described as follows:

Beginning at a point, being the point of beginning of the tract above described and running thence north 4° 45' west 125 feet to a post in the south line of the Werthan property; thence with Werthan's south line, north 70° west, along a fence, 1168 feet to the center line of Hillsboro Road; thence with the center line of same, southwestwardly 20 feet to a point; thence south 70° east 1168 feet to a point; thence south 4° 45' east 125 feet to a point; thence south 70° east 20 feet more or less, to a point in the westerly line of the land above described; thence with the westerly line of same, north 4° 45' west 20 feet, more or less, to the beginning.

TRACT 2: Map 144 Parcel 55

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, July 31, 1940, as follows:

Beginning at a point in the center of the Hillsboro Turnpike, the northwest corner of a tract of land conveyed to Hugh W. Stallworth and wife, by deed from W. A. Byrn and wife, as of record in Book 1081, page 508, Register's Office for said County; thence with the center line of the Hillsboro Road, north 20° 30' east 418 feet; thence south 71° 45' east 1429 feet; thence south 0° 30' east 385 feet to a fence corner in the north line of the Rowland property; thence with Rowland's north line north 58° west 303 feet; thence south 15° west 101 feet to an iron pin and hackberry; thence north 71° 45' west 1270 feet to the center of Hillsboro Road, the point of beginning, containing 13.75 acres, more or less.

Being the same property conveyed to Rita Dee Hassenfeld, as Trustee of the Rita Dee Hassenfeld Revocable Trust dated October 27, 1997, by Quitclaim Deed from Rita Dee Hassenfeld of record Instrument No. 20040506-0052020 said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; and (b) easements appearing in deeds of record in Book 2135, page 6, Book 2337, page 619, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5840 Hillsboro Pike, Nashville, Tennessee 37215

(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 my hand this 8th day of April, 2014.

Rita Dee Hassenfeld Revocable Trust

By: Rita Dee Hassenfeld Trustee
Rita Dee Hassenfeld, Trustee

STATE OF FLORIDA
COUNTY OF PALM BEACH

Personally appeared before me, the undersigned notary public, Rita Dee Hassenfeld with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Rita Dee Hasssenfeld Revocable Trust dated October 27, 1997, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at PALM BEACH, Florida this 8th day of April, 2014.

Commission expires:

Notary Public

ROBERT M. GRAHAM
MY COMMISSION # EE 002861
EXPIRES: July 12, 2014
Bonded Thru Notary Public Underwriters