| Box 10-B | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF APRIL, 2014.<br>Notary Public<br>MY COMMISSION EXPIRES: May 5, 2015<br>(AFFIX SEAL) |
|---|---|

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **PLUMMER INVESTMENTS LLC** | **SAME** | **119-13-0-204.00** |
| (NAME)<br>**1213 ROSEWOOD TRAIL** | (NAME) | |
| (ADDRESS)<br>**MT. JULIET, TN 37122** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *WARRANTY DEED*

FOR AND IN 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, RAVABAB, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PLUMMER INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 84 and the westerly 30 feet of Lot 85 on the Plan of College Heights of record in Plat Book 332, page 19, Register's Office for said County.

Said Lot No. 84 and part of Lot No. 85 front together 80 feet on the northerly margin of Radnor Street and extends back between parallel lines 169 feet to an alley.

Being the same property conveyed to RAVABAB, a Tennessee general partnership, by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, of record as Instrument No. 20111130-0093118, dated November 30, 2011, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Plat Book 332, page 119 and any and all easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( X ) property, known as **516 RADNOR STREET, NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20140028434 DEEDWARR
Recvd: 04/25/14 13:01 2 pgs
Fees:13.00 Taxes:229.40
20140425-0035065

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 24th day of April, 2014.

**RAVABAB**

Rhonda A. Martocci

**By: Rhonda A. Martocci, Managing General Partner**

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Personally appeared before me, the undersigned, a Notary Public for said county and State, **Rhonda A. Martocci**, 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 Managing General Partner of **RAVABAB**, the within-named bargainor, a Tennessee general partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office this 24th day of April, 2014.

My commission expires: 10-5-15

Dennis R. Spain
Notary Public

DENNIS R. SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY