BILL GARRETT, Davidson County Trans:T20140028701 DEEDWARR Recvd: 04/28/14 11:21 2 pgs Fees:13.00 Taxes:259.00 20140428-0035398	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$70,000.00**. Affiant Subscribed and sworn to before me, this the 25th day of April, 2014. Notary Public My commission expires: 04-19-2019 (AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Eugene Collins		
325 Raymond Street	**NEW OWNER**	**133-01-0-282.00**
Nashville, TN 37211		

FOR AND IN 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,

Richard M. Hosto and Wendy M. Hosto and RWL Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eugene Collins, unmarried,

HEREINAFTER CALLED THE GRANTEES, HIS HEIRS 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(s) 272, as shown on the map entitled the Map of Sunrise Heights, Second Addition, of record in Book 421, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RICHARD M. HOSTO AND WIFE, WENDY M. HOSTO AND RWL PROPERTIES, LLC, by deed from GAIL INMAN GILLILAND, TRUSTEE, UNDER THE E. F. INMAN REVOCABLE TRUST, of record in Instrument No. 20030422-0052600, dated April 14, 2003, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **523 Raymond Street, Nashville, TN 37211**.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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/our hand(s) this 25th day of April, 2014.

Richard M. Hosto

Wendy M. Hosto

RWL Properties, LLC
By:
Richard M. Hosto, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Richard M. Hosto and Wendy M. Hosto**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **25th** day of **April, 2014.**

Notary Public

My Commission Expires: 09-19-2016

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Richard M. Hosto**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the **Managing Member** of **RWL Properties, LLC** the within named bargainor, a corporation, and that he as such **Managing Member** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said **Richard M. Hosto** as **Managing Member**.

Witness my hand, at office, this 25th day of April, 2012.

Notary Public
My commission expires: 09-19-2016

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY