WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140029872 DEEDWARR
Recvd: 05/01/14 11:56 2 pgs
Fees:13.00 Taxes:3700.00
20140501-0036816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,000,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY:
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAS, LLC	**Same As New Owner**	**Map 93-14**
(NAME) 9289 Wardley Park Lane	(NAME)	**Parcel 417.00**
(ADDRESS) Brentwood, TN 37027		
(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, **RUBLE SANDERSON AND WIFE, BRENDA SANDERSON** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAS LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 more particularly described as follows according to a survey by Phillip E. Holmes, Jr., License No. 1728, dated October 17, 2005;

Beginning at an iron pin on the easterly margin of Fifth Avenue and the southerly margin of Elm Street, Nashville, Davidson County, Tennessee, and being more particularly described as follows:
Thence N 66 deg 25' 26" E, 175,24 feet along Elm Street to an iron pin;
Thence S 23 deg. 36' 01" E, 250.00 feet along alley no. 146 to an iron pin;
Thence S 66 deg. 25' 26" W, 31.83 feet along Lafayette Street to an iron pin;
Thence N 63 deg. 17' 07" W, 214.21 feet to an iron pin;
Thence with a curve to the left, having a radius of 28.60 feet an arc length of 19.91 feet to an iron pin;
Thence N 23 deg. 36' 01" W, 66.86 feet along Fifth Avenue to the point of beginning.

Being the same property conveyed to Ruble Sanderson and wife, Brenda Sanderson, as tenants by the entirety, from Sanderson Partners, LLC, a limited liability company, filed for record on October 10, 2009 in Instrument No. 20091110-01103832, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s).

unimproved ☐

This is improved ☒ property, known as **424 Lafayette Street, Nashville, TN 37203**

(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 our hands this 28th day of April, 2014.

Ruble Sanderson

Brenda Sanderson

ACKNOWLEDGMENT

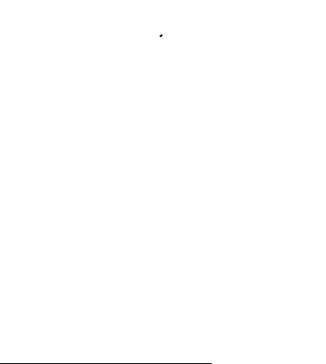
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Ruble Sanderson and wife, Brenda Sanderson,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of April, 2014.

Commission expires:



Notary Public