Davidson County DEEDWARR Recvd: 05/08/14 12:15 3 pgs Fees:18.00 Taxes:2331.00 **20140508-0039462**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00 Affiant Subscribed and sworn to before me, this 30th DAY OF April, 2014. Notary Public MY COMMISSION EXPIRES: 10.11.15 (AFFIX SEAL)

WARRANTY DEED

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

FCB13-0632

THIS INSTRUMENT WAS PREPARED BY

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Team Richardson Holdings, LLC	Team Richardson Holdings, LLC	
632 Fogg Street	(NAME) 632 Fogg Street	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	093-14-312.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEPHEN DAMBACH AND WIFE, KAREN S. DAMBACH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TEAM RICHARDSON HOLDINGS, 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:

Land in Davidson County, Tennessee, being described as follows:

TRACT 1: Land in Davidson County, Tennessee, being the westerly 6 feet of the northerly 44 feet of Lot No. 25, the northerly 44 feet of Lot No. 24 and all of Lot No. 23 on the Plan of Ewing and Wetmore's Addition to Nashville, of record in Book 14, Pages 202 and 203, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Fogg Street, at the corner of Lot Nos. 22 and 23; thence with the line between said two lots, northerly 130 feet to the southerly margin of an alley; thence with the same, easterly 70 feet; thence southerly 44 feet; thence westerly 38 feet to a point in the line between Lot Nos. 23 and 24; thence with the line between said two lots, southerly 86 feet to the northerly margin of Fogg Street; thence with the same, westerly 32 feet to the beginning.

TRACT 2: Land in Davidson County, Tennessee, being the southerly 86 feet of Lot No. 24 and the westerly 6 feet of the southerly 86 feet of Lot No. 25 on the Plan of Ewing and Wetmore's Addition to Nashville, of record in Book 14, Pages 202 and 203, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot Nos. 24 and 25 fronts 36.2 feet on the northerly margin of Fogg Street and extends back northerly between parallel lines with the westerly margin of an alley 86 feet to a dead line.

TRACT 3: Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Ewing and Wetmore's Addition to Nashville, of record in Book 14, Pages 202 and 203, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot fronts 31 feet on the North side of Fogg Street and runs back 130 feet to an alley.

Being the same property conveyed to Stephen Dambach and wife, Karen S. Dambach by Deed from James S. Frey, Sr. and wife, Anne W. Frey, of record in Instrument No. 20040806-0095131, Register's Office for Davidson County, Tennessee, dated August 3, 2004 and recorded on August 6, 2004.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 14, page 202 and 203, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 632 Fogg Street, Nashville, Tennessee 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 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.

Witness my/our hand(s) this 30th day of April, 2014.

Stephen Dambach

Karen S. Dambach

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of April, 2014, before me personally appeared Stephen Dambach and wife, Karen S. Dambach to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of April, 2014.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Pamela Jo Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Connie Taylor, a notary public for this county and state, Pamela Jo Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/21/2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER