BILL GARRETT, Davidson County
Trans:T20140054736 DEEDWARR
Recvd: 07/29/14 12:36 2 pgs
Fees:13.00 Taxes:7030.00

20140729-0067316

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: November 13, 2017.

(AFFIX SEAL)

WILLIAMSON COUNTY J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ro Properties, LLC, Tennessee limited liability company | | 13208000400 |
| (NAME) | (NAME) | |
| 401 Church Street, Suite3000 | NEW OWNER | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37219 | | |
| (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,

**IKON DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,**

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

**RO PROPERTIES, LLC, TENNESSEE LIMITED LIABILITY COMPANY,**

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 Lot No. 71 on the Plan of Southmeade, as shown on plat of record in Plat Book 1835, Page 118 and 119, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to IKON Investments, LLC by Quitclaim deed from IKON Development, LLC, recorded on May 9, 2013, of record in Instrument number 20130509-0046886, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2014, a lien not yet due and payable, (2) all matters appearing on the Plan of record in Book 1835, Page 118 and 119, Register's Office for Davidson County, Tennessee and (3) Easement of record in Book 2088, Page 15, Register's Office for Davidson County, Tennessee. .

unimproved ☐

This is improved ☒ property, known as 4336 Kenilwood Dr., Nashville, TN 37204

(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 July, 2014.

IKON Development, LLC, a Tennessee limited liability company

By: _____

David A. LeFeve, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared DAVID A. LEFEVE with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the PRESIDENT of **IKON DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **IKON DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** by him/herself as PRESIDENT.

Witness my hand and official seal at on this 28th day of July, 2014.

Commission expires: November 13, 2017

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public