THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Rialto Property Development
P.O. Box 58631
Nashville, TN 37205
SEND TAX BILLS TO:
Rialto Property Development
P.O. Box 58631
Nashville, TN 37205

BILL GARRETT, Davidson County
Trans:T20140074183 DEEDWARR
Recvd: 10/02/14 10:23 2 pgs
Fees:13.00 Taxes:231.25
20141002-0090985

WARRANTY DEED

(Map 163-11-0B, Parcel 06700)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **PAUL J. BOSTWICK**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **RIALTO PROPERTY DEVELOPMENT, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as "Grantee", its heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Unit No. 67, Bell Forge Village, Section Four, 2nd Revision, according to plat and survey of same appearing of record in Book 6250, page 201, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Paul J. Bostwick, by Warranty Deed from Stacy L. Lankford and Carla Ray Lankford, as joint tenants with right of survivorship, dated January 29, 2004, of record in Instrument No. 20040204-0013506, in the Register's Office of Davidson County, Tennessee.
>
> The subject property is not the principle residence of the Grantor.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 6250, page 201; to Restrictive Covenants of record in Book 6350, Page 858, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 122 Beech Forge Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, its heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2014 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 30th day of September, 2014.

Paul J Bostwick
PAUL J. BOSTWICK
Michael Donnell His Attorney-in-Fact
BY: MICHAEL O'DONNELL, HIS ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF RUTHEFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael O'Donnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument on behalf of Paul J. Bostwick; and acknowledged that he executed the same as the free act and deed of the said Paul J. Bostwick for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. 20141002-0090984 in the Register's Office of Rutherford County, Tennessee.

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

Notary Public

My Commission Expires: JUNE 17, 2018

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHEFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $62,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of September, 2014.

Notary Public

My commission expires: JUNE 17, 2018

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20140594