WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140082580 DEEDWARR
Recvd: 11/03/14 10:04 2 pgs
Fees:13.00 Taxes:1417.10
20141103-0101062

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN. My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RER Partnership, GP	New Owner	
(NAME) 2209 Crestmoor Rd., Ste. 100	(NAME)	117-16-O-115.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **SARATOGA I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RER PARTNERSHIP, GP, A TENNESSEE GENERAL PARTNERSHIP,** 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 1, BLOCK P, PLAN OF MAPLEHURST, as shown on plat of record in Plat Book 843, Pages 22-23, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Saratoga I, LLC, a Tennessee limited liability company by Quitclaim Deed from Burton A. Nowers, married, recorded on the 23rd day of September, 2009 in Instrument No. 20090923-0088556, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 843, Page(s) 22-23, said Register's Office; and (c) restrictive covenants of record in Book 737, Page 272 and Book 1260, Page 147, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1301 Grandview Dr., Nashville, TN 37215

(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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 31 day of October, 2014.

Saratoga I, LLC

By: _____

Burton A. Nowers, Chief Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Burton A. Nowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Chief Manager of Saratoga I, LLC the within named bargainor, a limited liability company and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 31 day of October, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

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Notary Public