WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140084059 DEEDWARR
Recvd: 11/06/14 15:41 2 pgs
Fees:13.00 Taxes:1727.90
20141106-0102754

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $467,000.00.

Karen Howard
Affiant

Subscribed and sworn to me on November 6, 2014

Linda Turner Ray
NOTARY PUBLIC
My Commission Expires:

LINDA TURNER RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27987SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
R&M LLC, a Tennessee limited Liability company 205 Powell Place Brentwood, TN 37027	NEW OWNER	145-13-6-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Paul M. Buchanan, an unmarried man, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto R & M LLC, a Tennessee limited liability company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Otter Creek Hills of record in Book 2900, pages 110 and 111, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more accurate description.

Said Lot No. 3 fronts 201 feet on the broken southerly margin of Willshire Drive and extends back 281.1 feet on the easterly line(s) and 328.9 feet on the broken westerly line to a dead line in the rear, measuring 148 feet thereon.

Being the same property conveyed to Paul M. Buchanan, an unmarried man, by Warranty Deed from Cynthia Ramsey Despot, an unmarried woman, of record as Instrument No. 20070601-0065298 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County taxes which have been paid by the Grantor and prorated by the parties.
2. Matters shown on Plan of record in Book 2900, pages 110 and 111, in the Register's Office for Davidson County, Tennessee.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 5894 Willshire Drive, Nashville, TN 37215.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 on November 6, 2014.

Paul M. Buchanan

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 6, 2014, before me personally appeared Paul M. Buchanan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on November 6th, 2014.

APRIL N. BRADLEY
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

My Commission Expires: 9.12.17