WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140096680 DEEDWARR
Recvd: 12/29/14 09:22 2 pgs
Fees:13.00 Taxes:1448.55
20141229-0118196

G-VRES-14-2135

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-11-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
RuMi, Inc., a Tennessee Corporation	RuMi, Inc.	
(NAME) **2135 Ashwood Avenue**	(NAME) 600 12th Ave. So., Apt. 1711	**104-15-0-210.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) Nashville, TN 37203	
(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, I/we **ZACHARY CARO, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RUMI, INC., A TENNESSEE CORPORATION,** 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 the easterly 50 feet of Lot No. 59 on the Plan of Sunset Park Subdivision, of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee.

Said easterly part of Lot No. 59 fronts 50 feet on the southerly side of West Ashwood Avenue and runs back between parallel lines 155 feet to a dead line.

Being the same property conveyed to Zachary Caro by Warranty deed from James A. Ragghianti and wife, Mary Ragghianti of record in Instrument No. 20131223-0128995 Register's Office for Davidson County, Tennessee, dated December 20, 2013 and recorded on December 23, 2013.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 132, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2135 Ashwood Avenue , Nashville, Tennessee 37212**.

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 the 22nd DAY OF DECEMBER, 2014.

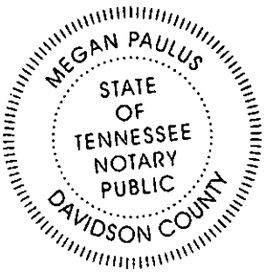
Zachary Caro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZACHARY CARO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of December, 2014.

Megan Paulus
Notary Public
My Commission Expires: 1-9-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212