WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150001067 DEEDWARR
Recvd: 01/06/15 12:08 2 pgs
Fees:13.00 Taxes:980.50
20150106-0001314

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2014.

Notary Public:

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Randy G. Mann	SAME	Parcel ID:
4818 Shadescrest Drive		14706006300
Nashville, TN 37211		

FOR AND IN 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

River Road Partnership, a Tennessee general partnership

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Randy G. Mann and wife, Leta C. Mann

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:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, described as follows, to wit:

Being Lot No. 49 on the Plan of Caldwell Hall, Section One Revised, as of record in Plat Book 2900, Page 57, 58, 59, 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 River Road Partnership, a Tennessee general partnership, by Quitclaim Deed from OHB, LP, of record in Instrument 20140711-0061229, said Register's Office, dated July 10, 2014. See also deed of record in Instrument 20130930-0102315, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2929, Page 117, and Book 2997, Page 93, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 57, 58, and 59, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4818 Shadescrest Drive, Nashville, TN 37211

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 my hand this 29th day of December, 2014.

River Road Partnership

BY: _____
Bernard J. Pickney, Managing Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bernard J. Pickney with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Managing Partner respectively of River Road Partnership the within named bargainer, and that he as such Managing Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 2014.

My Commission Expires: 8/23/16

Notary Public

