BILL GARRETT, Davidson County
Trans:T20150013319 DEEDWARR
Recvd: 02/24/15 10:23 2 pgs
Fees:13.00 Taxes:214.60
20150224-0015704

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

Subscribed and sworn to before me, this 19TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RNNG, LLC	Same as new owner	02516000500
	(NAME)	
P O Box 1373		
(ADDRESS)	(ADDRESS)	
Fairview, TN 37062		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we John A. Ricks, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RNNG, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 8 ON A PLAT OF GOODLETTSVILLE HEIGHTS, NOT OF RECORD, IN BLOCK "A", AND DESCRIBED ACCORDING TO A SURVEY MADE BY J. R. SCOTT, SURVEYOR, NOVEMBER 5 AND 6, 1946, AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST SIDE OF NEW DICKERSON PIKE, WHICH POINT IS THE COMMON CORNER OF LOTS 7 AND 8; RUNNING THENCE IN AN EASTERLY DIRECTION 539 FEET TO A POINT; RUNNING THENCE SOUTH 20 DEGREES WEST 124 FEET, MORE OR LESS, TO A MARKER IN THE NORTH MARGIN OF MOSS TRAIL ROAD, A PLAT OF WHICH IS OF RECORD IN BOOK 1424, PAGE 120, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, RUNNING THENCE WESTERLY ALONG THE NORTH MARGIN OF MOSS TRAIL ROAD ALTOGETHER 525.55 FEET TO A MARKER IN SAID MARGIN OF SAID ROAD; THENCE AROUND SAID CURVE WITH A RADIUS OF 20 FEET, 32.57 FEET TO THE MARKER IN THE NEW DICKERSON PIKE; THENCE NORTH 19 DEGREES, 46 MINUTES, EAST 125 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHN A. RICKS BY DEED FROM DORA WILKS HARDCASTLE, EXECUTRIX OF THE ESTATE OF B. D. HARDCASTLE, DECEASED, OF RECORD BY INSTRUMENT NO. 20030531-0073662, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 0 Dickerson Pike, Goodlettsville, TN 37072
(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

WARRANTY DEED
(Continued)

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 19th day of February, 2015.

John A. Ricks

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John A. Ricks, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of February, 2015.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072