WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150029988 DEEDWARR
Recvd: 04/21/15 10:42 2 pgs
Fees:13.00 Taxes:1206.20
20150421-0035410

R-DI-15-2827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 10-10-18

AFFIX SEAL

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
DreamInc.	**Same as New Owner**	
(NAME)	(NAME)	**104-10-216.00**
1111 12th Ave S		
(ADDRESS)	(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 **PATRICIA M. RITTER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DREAMINC., 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:

Being part of Lot No. 20 of Block No. 7 on the Plan of Fairfax Place, as of record in Book 547, Pages 137 and 138, Register's Office for said County, described as follows:

Beginning on the Southeasterly margin or Hillside Drive at the corner of Lots Nos. 20 and 21; thence with the line between said two lots Southeastwardly 150.8 feet to an iron pipe at the corner of Lots Nos. 17 and 18, being the Northeast corner of the portion of Lot No. 20 conveyed to John H. Lechleiter by deed from E. L. Hampton and wife, of record in Book 1229, Page 78, said Register's Office; thence with the Northerly line of said Lechleiter property South 76ï¿½ 20' West 105 feet, more or less, to the line between Lots Nos. 19 and 20 at a point 37 feet Northwest from the common corner of Lots Nos. 18, 19 and 20; thence with the line between said Lots Nos. 19 and 20 Northwestwardly 84.5 feet, more or less; to the Southeasterly margin of Hillside Drive; thence with said Drive Northeastwardly 80 feet to the beginning.

Being the same property conveyed to William K. Ritter and wife, Patricia M. Ritter by Warranty Deed from L. E. Black and wife, Rosa N. Black, recorded on the 10th day of July, 1956 in Deed Book 2545, Page 467, in the Register's Office of Davidson County, Tennessee.

The said William K. Ritter having since died on January 9, 2013, leaving the said Patricia M. Ritter as the sole surviving tenant by the entireity.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and subsequent.
- Plat of FAIRFAX PLACE, as recorded in Plat Book 547, Page(s) 137 and 138, said Register's Office.
- Easement for Sanitary Sewer, recorded in Book 1943, Pages 452 and 453, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2827 Hillside Drive, 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 17th DAY OF APRIL, 2015.

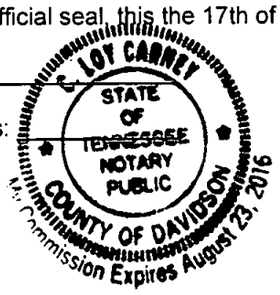
Patricia M. Ritter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA M. RITTER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of April, 2015.

Notary Public
My Commission Expires:
(SEAL)



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