10:40
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After Recording, Please Return To:

Isreal Knife
200 Randy Road
Madison TN 37115

BILL GARRETT, Davidson County
Trans:T20150060088 DEEDWARRSP
Recvd: 07/23/15 10:00 2 pgs
Fees:13.00 Taxes:536.50
20150723-0072192

New Owner
Please Send Tax Notice to:
Isreal Knife
200 Randy Road
Madison, TN 37115-4146

SPECIAL WARRANTY DEED

Maximum Principal indebtedness for Tennessee recording tax purposes is $ 145,000.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE, Made this 9 day of July, 2015, by and between Randy200 LLC, A Tennessee Limited Liability Company, as party or parties of the first part, hereinafter called **GRANTOR**, whose mailing address is 1610 Martin Street, Nashville, TN 37203, and Isreal Knife and Jaimie Knife, as husband and wife, as party or parties of the second part, hereinafter called **GRANTEES,** whose address is 200 Randy Road, Madison, TN 37115, (the words, Grantor and Grantee, to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Randy200 LLC Grantor for and in consideration of the sum of ONE HUNDRED AND FORTY FIVE THOUSAND Dollars ($145,000.00.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, and convey unto the said Grantees, the following described property:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 45 in the Rainbow Terrace Subdivision, Section V, as shown by plat of record in Book 2133, page 72, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Tax Parcel Identification Number: 043-15-0-038.00

Being property known as 200 Randy Road, Madison, TN 37115-4146, according to the present system of numbering houses in Davidson County, Tennessee.

Subject to any easements, restrictions, title to all oil, gas, coal, minerals and mining rights of record, if any .

BEING THE SAME PROPERTY CONVEYED IN Warranty Deed from Ernest H. Stewart, and Sherry Stewart, Husband and Wife to Randy200 LLC, A Tennessee Limited Liability Company, dated 02/10/2015, recorded 03/03/2015, in Instrument No: 2015030-0018360, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the said Grantee forever in FEE SIMPLE.

Prepared by:
First Title LLC
3237 Satellite Blvd
Suite 450
Duluth, GA 30096

Ret- CBC Title

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Randy200 LLC

By: Lacy Grizzard, Managing member

Lacy Grizzard

Its: Managing member

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, a Notary of the State and County, duly commissioned and qualified, personally appeared Lacy Grizzard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the managing member of Randy200 LLC, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself/herself as managing member.

Witness my hand, at office, this 9 day of July, 2015

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Jessica J Hunter

Notary Public

My commission expires: 6/26/17

OATH OF VALUE

STATE OF TENNESSEE
COUNTY OF Sumner

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $145,000.00.

Randy200 LLC

By: Lacy Grizzard

Lacy Grizzard

Its: Managing Member

Subscribed and sworn to before me on

This 9 day of July, 2015.

Jessica J Hunter

NOTARY PUBLIC

My commission expires: 6/26/17

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER