PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

After Recording Return To:

Prepared P. DeSantis, Esq.
235 W. Brandon Blvd. #191
Brandon, Florida 33511
866-755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Parcel ID:
06-23-025-105-025

SPECIAL WARRANTY DEED

Property Owner:
Rebecca Friend
5124 Roxborough Drive
Hermitage TN 37076
And
David Painton
5124 Roxborough Drive
Hermitage TN 37076

Send Tax Bills To:
Property Owner

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 21st day of August, 2015, between RRCH #3, LLC, a Texas limited liability company, with a business address 3963 Maple Avenue, Suite 190, Dallas, TX 75219 ("**GRANTOR**"), and REBECCA FRIEND, an unmarried woman, and DAVID PAINTON, an unmarried man, as tenants in common, ("**GRANTEES**").

WITNESSETH

That Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantees the following described premises of real property, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF ROXBOROUGH, OF RECORD IN BOOK 5200, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON, COUNTY, TENNESSEE.

LOT NO. 8 BEING FURTHER DESCRIBED AS FRONTING 101.03 FEET ON THE NORTHWESTERLY MARGIN OF ROXBOROUGH DRIVE AND EXTENDS BACK 223.16 FEET ON THE SOUTHWESTERLY LINE AND 225.33 FEET ON THE NORTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 33.77 FEET THEREON.

BILL GARRETT, Davidson County
Trans:T20150072092 DEEDWARRSP
Recvd: 08/25/15 14:36 3 pgs
Fees:18.00 Taxes:555.00
20150825-0086008

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO RRCH #3, LLC, A TEXAS LIMITED LIABILITY COMPANY FROM U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION, ND, BY SPECIAL WARRANTY DEED RECORDED 11/03/2014 AS INSTRUMENT NUMBER 20141103-0101469, IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 5124 Roxborough Drive, Hermitage, TN 37076

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee. Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantees.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

The undersigned is executing this Deed on behalf of said Grantor entity and represents and certifies that the undersigned is a duly elected officer, other authorized corporate official, or agent of the Grantor and has been fully empowered by Grantor to execute and deliver this deed, and further certifies that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

The remainder of this page has been intentionally left blank.

Signature page to follow.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

Recording state does not require witnesses.

RRCH #3, LLC, a Texas limited liability company

By: RRCM #3, LLC, a Texas limited liability company, Manager

By: _____
D'ARCY YOUNG, President

STATE OF Texas
Dallas COUNTY

ACKNOWLEDGED BEFORE ME, on the 21st day of August, 2015, the undersigned authority, personally appeared D'ARCY YOUNG, president on behalf of **RRCM #3, LLC, a Texas limited liability company**, Manager for **RRCH #3, LLC**, a Texas limited liability company, on behalf of such entity, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to execute and deliver this deed on behalf of the aforementioned entity.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 21st day of August, 2015.

DOROTHY GREEN
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP 04-28-19

_____
NOTARY PUBLIC My Commission Expires 4/28/19

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $150,000.00.

_____
Affiant

Subscribed and sworn to before me this 21st day of August, 2015.

DOROTHY GREEN
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP 04-28-19

_____
NOTARY PUBLIC My Commission Expires: 4/28/19

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.