WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150073406 DEEDWARR
Recvd: 08/28/15 15:20 2 pgs
Fees:13.00 Taxes:2053.50

20150828-0087594

File No.: ALW-15-2709

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/6/19 (AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue S
Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean Bain	BancorpSouth Bank	118-5-L-2.00 CO
(NAME)	(NAME)	
1818 Eaves Ct	2778 W. Jackson St, Bldg C, 2nd Floor	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Tupelo, MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **RIGID DEVELOPMENT, INC.**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **DEAN BAIN**, 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:

Land in Davidson County, Tennessee, being Unit 2711, CRAIG AVENUE COMMONS, as shown on Declaration of Protective Covenants, Conditions and Restrictions recorded at Instrument No. 20140717-0063439, Amended at Instrument No. 20140731-0068213, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from 2400Ventures, LLC to Rigid Development, Inc., as recorded on the 9th day of July, 2014 in Instrument No. 20140709-0060269; part of Warranty Deed from Robert J. Deal, unmarried to 2400Venture, llc, as recorded on the 2nd day of January, 2014 in Instrument No. 20140102-0000543 and part of Deed from Josephine H. Dickson and Bodzin, Haynes & Golub, P.C. to Robert J. Deal, as recorded on the 18th day of January, 1995 in Deed Book 9573, Page 514, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2709 Craig Avenue, Nashville, TN 37204
(House Number) (Street) (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 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 7th day of August, 2015.

Rigid Development, Inc.

authorized agent

By: Adam G. LaFevor, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of August, 2015, before me personally appeared Adam G. LaFevor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent for Rigid Development, Inc., the within named bargainor, a corporation, and that he, as such Authorized Agent, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of August, 2015.

Notary Public
My Commission Expires:

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue S
Nashville, TN 37210
(615)515-7171