This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

BILL GARRETT, Davidson County
Trans:T20150081774 DEEDWARR
Recvd: 09/25/15 11:12 3 pgs
Fees:18.00 Taxes:925.00
20150925-0097615

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **RH Property Ventures, LLC,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Justin Holland and wife, Kelli A. Holland,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 169 on the Plan of Section Two, Harpeth Park, of record in Plat Book 3700, page 58, as corrected in Book 4226, page 614, Register's Office for Davidson County, Tennessee, to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RH Property Ventures, LLC by Warranty Deed from Deborah D. Reale, unmarried, dated 11/12/2013 and filed for record on 11/15/2013 as Instrument Number 20131115-0118456, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Peter J. Reale and wife, Deborah D. Reale by Warranty Deed from John P. Kinsch and wife, Kathy J. Kinsch, filed for record on 09/09/2002 as Instrument Number 20020909-0108889, Register's Office for Davidson County, Tennessee. The said Peter J. Reale having since died.

MAP AND PARCEL: 128-14-0091.00

This property is known as 354 Cross Timbers Drive, Nashville, Tennessee, 37221.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215
BOX 10-A

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 23d day of September, 2015.

RH Property Ventures, LLC

BY: _____
Peter Reale, member

BY: E. Haynes attorney in fact for Scotty Haynes
Elizabeth Haynes, as authorized signor for Scotty Haynes, member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peter Reale, member and Elizabeth Haynes, as authorized signor for Scotty Haynes, member of RH Property Ventures, LLC., with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument member and authorized member of RH Property Ventures, LLC and who executed the foregoing for the purposes therein contained.

WITNESS my hand and official seal this 23d day of September, 2015.

WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

_____
NOTARY PUBLIC

My Commission Expires:
12/27/2016

Grantee(s) Name, Address:	Send Tax Statement To:
Justin Dean Holland and wife, Kelli A. Holland	New Owner
354 Cross Timbers Drive	
Nashville, TN 37221	

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$250,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 23 day of September, 2015.

Affiant

(Seal)

Notary Public

My commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015