WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150103533 DEEDWARR
Recvd: 12/08/15 09:59 2 pgs
Fees:13.00 Taxes:8880.00
20151208-0123377

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,400,000.00

RER Partnership by Shane Clark manager partner
Affiant

Subscribed and sworn to before me on December 4th, 2015.

NOTARY PUBLIC

My Commission Expires:

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
RER Partnership One University Park Drive Nashville, TN 37204	NEW OWNER	11716000500 11716000400 11716000300 11716000200

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jorge E. Moran and wife, Judith D. Moran aka Judy E. Moran, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto RER Partnership, a Tennessee general partnership, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots 24, 25, 26 and 27, HILLMONT, as shown on plat of record in Plat Book 1424, Page 37, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

As to Lot 27 - Being the same property conveyed by Warranty Deed from Ronald Neal Petty and wife, Debra M. Petty to Jorge E. Moran, as recorded on the 6th day of October, 1977 in Deed Book 5206, Page 252; As to Lot 26 - Warranty Deed from Marvin H. Hughes to Jorge A. Moran and wife, Caridad C. Moran, as recorded on the 1st day of March, 1968 in Deed Book 4216, Page 59 rerecorded in Deed Book 4217, Page 436; Probate Docket # 06P1501; Quitclaim Deed from Jorge E. Moran, Maria M. Wood and Jorge E. Moran as Executor of the Jorge A. Moran Estate to Jorge E. Moran and Maria M. Wood, as recorded on the 25th day of September, 2006 in Instrument No. 20060925-0118355; Quitclaim Deed from Maria M. Wood to Jorge E. Moran and Judith D. Moran, Tenancy By The Entirety, as recorded on the 6th day of February, 2007 in Instrument No. 20070206-0015438; As to Lot 24 and 25 - Warranty Deed from Jesse L. Tate and spouse, Carolyn H. Tate to Jorge E. Moran and spouse, Judy E. Moran as recorded on the 8th day of October, 1998 in Deed Book 11149, Page 491; As to Lot 25 - Warranty Deed from Charles E. Harris and wife, Clara P. Harris to Jorge E. Moran and wife, Judy E. Moran and Jesse L. Tate and wife, Carolyn H. Tate as recorded on the 6th day of October, 1986 in Deed Book 7001, Page 255 and Warranty Deed from Mallie P. Taylor, a widow, and Frankie Taylor Wills to Charles E. Harris and wife, Clara P. Harris, as recorded on the 16th day of March, 1979 in Deed Book 5406, Page 426; As to Lot 24 - Warranty Deed from Donald G. Knobler and wife, Linda R. Knobler to Jesse L. Tate and wife, Carolyn Tate and Jorge Moran and wife, Judy Moran, as tenants in common, as recorded on the 9th day of November, 1981 in Deed Book 5817, Page 249, rerecorded in Deed Book 9441, Page 862, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1602, 1606, 1610, and 1614 Glen Echo Road, Nashville, TN 37207.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands on December 7th, 2015.

Jorge E. Moran

Judith D. Moran aka Judy E. Moran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On December 7th, 2015, before me personally appeared Jorge E. Moran and Judith D. Moran aka Judy E. Moran to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 7th day of December, 2015

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY