THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32719-10-2015** **Record & Return To:** **First Title & Escrow** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00. Affiant Subscribed and sworn to before me this 22nd day of December, 2015. Notary Public My Commission Expires: 6/19/18

SHELBY LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
HENRY CO. TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Willshire Drive Trust 5894 Willshire Drive Nashville, TN 37205	New Owner	Map and Parcel No.: 145 13 0 006 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **R & M, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LOU TAYLOR, TRUSTEE OF THE WILLSHIRE DRIVE TRUST, DATED OCTOBER 15, 2015** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 5894 Willshire Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150108232 DEEDWARR
Recvd: 12/22/15 15:19 3 pgs
Fees:18.00 Taxes:5550.00
20151222-0128916

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of December, 2015.

R & M, LLC, a Tennessee limited liability company

BY: R. Murray Hatcher SECRETARY/TREASURER

R. Murray Hatcher, Jr.
Secretary/Treasurer

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

BEFORE ME, a Notary Public of the State and County aforementioned, personally appeared R. Murray Hatcher, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary/Treasurer of R & M, LLC, a Tennessee limited liability company, and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 22nd day of December, 2015.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Otter Creek Hills of record in Plat Book 2900, pages 110 and 111, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more accurate description.

Said Lot No. 3 fronts 201 feet on the broken southerly margin of Willshire Drive and extends back 281.1 feet on the easterly line(s) and 328.9 feet on the broken westerly line to a dead line in the rear, measuring 148 feet thereon.

Being the same property conveyed to R & M, LLC, a Tennessee limited liability company by deed dated November 6, 2014 from Paul M. Buchanan, an unmarried man of record in Instrument No. 20141106-0102754, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2015 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. State and County taxes for the year 2016, a lien, but not yet due and payable. Map and Parcel No. 145 13 0 006 00.
3. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
4. All matters appearing on the Plan of record as Plat Book 2900, pages 110 and 111, Register's Office for Davidson County, Tennessee.