Davidson County DEEDWARR
Recvd: 12/23/15 09:13 4 pgs
Fees:23.00 Taxes:1831.50
20151223-0129045

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

27965-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Stephen M. Maxwell, Miriam Gay Magee, Mary Pamela Maxwell Hill and Harry Herby Maxwell 2505 Westwood Avenue Nashville, Tennessee 37210	New Owner	09410004200

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **R & M Properties, a Tennessee general partnership,** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Stephen M. Maxwell as to an undivided 25% interest, Miriam Gay Magee as to an undivided 25% interest, Mary Pamela Maxwell Hill as to an undivided 25% interest, and Harry Herby Maxwell as to an undivided 25% interest, held as tenants-in-common** (hereinafter collectively referred to as the "**Grantees**"), their heirs, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot 23-B of the Re-subdivision of Lot 23, Visco Industrial Subdivision, Section 3, by Vine Street Realty Company, according to survey by Barge, Waggoner & Sumner, Inc., approved by the Metropolitan Planning Commission on November 30, 1971, and recorded on the same date in Book 4470, Page 123, Register's Office for Davidson County, Tennessee.

Said Lot 23-B is described as BEGINNING at the Southwest corner of the original Lot 23 of the Plan of Visco, Section 3, as recorded in Book 3842, Page 183, Register's Office for Davidson County, Tennessee, which corner is in the East right of way line of Omohundro Place; thence, North 19 deg. 51' West 69 feet to a point in said right of way line; thence, North 70 deg. 09' East 181.45 feet to a point in the East boundary line of said original Lot 23, the Southeast corner of Lot 23-A; thence, South 25 deg. 46' East 69.34 feet to the Southeast corner of Original Lot 23; thence, South 70 deg. 09' West 188.05 feet to the point of BEGINNING.

BEING all of the same property conveyed to R & M Properties, a Tennessee general partnership by Special Warranty Deed dated February 1, 2001 from Bradford Trust Company and Helen A. Canter, Co-Trustees of the Roy W. Clark, Jr. Marital Trust B, of record in Instrument No. 20010205-0010690, Register's Office for Davidson County Tennessee.

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 Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 22nd day of December, 2015.

R & M PROPERTIES, a Tennessee general partnership

By: _____
Name: Michael A. Russell
Its: General Partner

By: _____
Name: Ben G. McKnight
Its: General Partner

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Michael A. Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of R & M PROPERTIES, a Tennessee general partnership, and who further acknowledged that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as General Partner for the said general partnership

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of December 2015.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Ben G. McKnight, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of R & M PROPERTIES, a Tennessee general partnership, and who further acknowledged that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as General Partner for the said general partnership

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of December 2015.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $495,000.00

Affiant

Subscribed and sworn to before me this
22nd day of December 2015.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2016 and subsequent years, not yet due and payable. Map and Parcel 09410004200.

2. Matters shown on the Plan of record in Plat Book 4470, Page 123, Register's Office for Davidson County, Tennessee.

3. All matters shown in the survey of 216 Omohundro Place, by Delle Land Surveying, Steven D. Delle, R.L.S. #1710, dated November 6, 2015, as revised December 15, 2015, as Job #01006.

I, Houston Howell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Houston Howell

State of Tennessee
County of Davidson

Personally appeared before me, Dana Meadows, a notary public for this county and state, Houston Howell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dana Meadows, Notary Public

My commission expires: 8-27-17