(2)

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

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

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20160033560 DEEDWARR
Recvd: 04/25/16 09:16 2 pgs
Fees:13.00 Taxes:1961.00
20160425-0039697

W & I Ref: (DM) Title No.: 58238
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
RMN Development. LLC, a Tennessee limited liability company 3606 Old Orchard Road Joplin, MO 64804	SAME

TAX MAP PARCEL NUMBERS: 13201003700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$530,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael McDonald and wife, Chanchai McDonald**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **RMN Development. LLC, a Tennessee limited liability company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Rolling Meadows of record in Book 1424, pages 98 and 99, Register's Office for said County.

Said Lot No. 186 fronts 114.9 feet on the southeasterly margin of Lealand Lane and extends back 302.1 feet on the northeasterly line and 302.3 feet on the southwesterly line to a dead line in the rear, measuring 110.00 feet thereon.

Together with and subject to a Joint Driveway Agreement of record in in Book 8564, page 562, said Register's Office.

Being the same property conveyed to Michael McDonald and wife, Chanchai McDonald, by Warranty Deed from Timothy L. Pannell and spouse, Cea J. Pannell, dated December 20, 1999 and recorded on January 7, 2000, of record in Inst. NO. 200001070002304, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424, pages 98 and 99, said Register's Office, which Plan shows a 160, foot minimum building setback line from Lealand Lane, and 10 foot easement for public utility purposes along the rear line(s) of said lot; Joint Driveway Easement Agreement of record in Book 8664, page 562, said Register's Office; Electrical Permit to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5884, page 72, said Register's Office.

This is improved property, known as 4022 Lealand Lane, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of April, 2016.

Michael McDonald **Chanchai McDonald**

State of Tennessee

County of Davidson

On this 22nd day of April, 2016, before me the undersigned authority, personally appeared Michael McDonald and Chanchai McDonald, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $530,000.00.

Affiant

Sworn and subscribed before me this 22nd day of April, 2016.

Notary

My Commission Expires: _____

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 6, 2018