WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160038653 DEEDWARR
Recvd: 05/10/16 08:40 2 pgs
Fees:13.00 Taxes:884.30
20160510-0046067

File No. 0001812

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/15/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly A Hogan	new owner	071-04-0-092.00
(NAME)	(NAME)	
2510 Flamingo Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **RSC, LLC, a Tennessee Limited Liability Company** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly A Hogan, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, 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. 397 on the Plan of Joywood Heights, Section IIA of record in Plat Book 1424, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Roy B. Lane, an unmarried man and Tabitha G. Gidcomb, an unmarried woman, as joint tenants with right of survivorship by Warranty deed from Bobby W. Gidcomb, unmarried of record in Instrument No. 20080214-0014725 Register's Office for Davidson County, Tennessee, dated February 08, 2008 and recorded on February 14, 2008.

Being the same property conveyed to RSC, LLC, a Tennessee limited liability company by Warranty deed from Roy B. Lane and Tabitha Gidcomb Lane (f/k/a Tabitha G. Gidcomb), married to each other of record in Instrument No. 20160222-0016672 Register's Office for Davidson County, Tennessee, dated February 19, 2016 and recorded on February 22, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for DAVIDSON County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2510 Flamingo Drive, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this 6th day of May, 2016.

RSC, LLC

By: Sean M. Roberge, Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Sean M. Roberge, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Chief Manager of RSC, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he/she as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Chief Manager.

Witness my hand this 6th day of May, 2016.

Tabatha Edwards
Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206