(1) C-52M
Box 84

BILL GARRETT, Davidson County
Trans:T20160054263 DEEDWARR
Recvd: 06/24/16 15:24 3 pgs
Fees:18.00 Taxes:2107.15
20160624-0064918

THIS INSTRUMENT PREPARED BY: GEROGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $569,500.00. Affiant Subscribed and sworn to before me, this 24th day of June, 2016. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
R & M LLC 130 Taggart Avenue Nashville, TN 37205	SAME	13005007300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WENDE H. STAMBAUGH**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **R & M LLC**, A Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 of Block G on the Plan of 2nd Revised Plan of Highlands of Belle Meade No. 2 of record in Book 1130, pages 71 and 72, Register's Office for said County.

Being the same property conveyed to Wende H. Stambaugh by deed from Daniel F. Callahan, III and wife, Lucia L. Callahan, of record in Instrument No. 200007050066280, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.

3. Perpetual Joint Driveway Easement dated February 3, 1964 for ingress and egress running along a strip of land along the southwesterly margin of Lot 14 and the northeasterly margin of Lot 13, extending back from the northerly margin of Taggart Avenue, 79.07 feet, more or less and being situated approximately 9 feet on Lot 13 and approximately 9 feet on Lot 14, all as set out in Book 3768, page 570, Register's Office for Davidson County, Tennessee.

4. Restrictions recorded in Book 806, page 686, Register's Office for Davidson County, Tennessee, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property known as: **130 Taggart Avenue, Nashville, TN 37205.**

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 Grantor covenants with the said Grantee that she is lawfully seized 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; and further covenants and binds herself, her 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 person whomsoever.

WITNESS my hand this 24th day of June, 2016.

Wende H. Stambaugh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WENDE H. STAMBAUGH**, unmarried, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of June, 2016.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

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