BILL GARRETT, Davidson County
Trans:T20160055375 DEEDWARR
Recvd: 06/29/16 10:25 2 pgs
Fees:13.00 Taxes:610.50
20160629-0066282

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Robert Hayward Rivers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 4-10-18
(AFFIX SEAL)

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L HEINRICH

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
5 Dogs Properties, LLC	5 Dogs Properties, LLC	044 15 0 336.00
(NAME)	(NAME)	
4608 ROLLING FORK DR.	SAME	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Five Thousand And No/100 Dollars ($165,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robert Hayward Rivers, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **5 Dogs Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantees, 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. 78 on the Plan of Village of Old Hickory Section B, of record in Book 1424, Page 67, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Robert Hayward Rivers and wife, Alison C. Rivers by Warranty Deed from Alma C. Hines dated February 11, 1987 and recorded February 13, 1987 in Book 7136, Page 540, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robert Hayward Rivers by Quit Claim Deed from Alison C. Rivers dated January 22, 1999 and recorded June 16, 1999 in Book 11530, Page 435, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 1002 Clarke Street, Old Hickory, TN 37138

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, has 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 our hands this 24th day of June, 2016.

Robert Hayward Rivers

Robert Hayward Rivers

STATE OF TENNESSEE

COUNTY OF

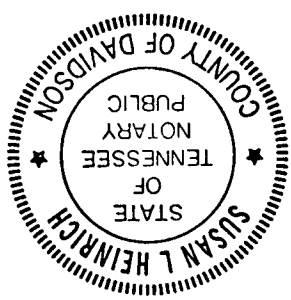
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Robert Hayward Riversthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of June, 2016.

Notary Public

My Commission Expires: 4-10-18

(SEAL)



File Number: GRN-163205SSO