THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS, P.C.
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans:T20160079700 DEEDWARR
Recvd: 09/12/16 13:24 2 pgs
Fees:13.00 Taxes:314.50
20160912-0095632

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Adelle Bogue
AFFIANT

Subscribed and sworn to before me this 9th day of September, 2016.

D A Childress
Notary Public
My Commission Expires:
7/8/2019

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Rental Acquisition Group 908 Marengo Lane Nashville, Tennessee 37204	Owner	044-05-0-051.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I

L.C. Anderson, as Trustee
for the L.C. Anderson Living Trust dated December 29, 2003

herein referred to as "Grantor", has bargained and sold, and by these presents does hereby transfer and convey unto

RENTAL ACQUISITION GROUP, a Tennessee General Partnership

herein referred to as "Grantee", Grantee's successors and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Being Lot No. 43 on the Plan of Scenic View Subdivision, Fourth Civil District of Davidson County, Tennessee, to wit:

Starting with concrete monument at the west end of the return at the northwest corner of the intersection of Keeton Avenue a 50 foot dedication for a street on the plan of Scenic View Subdivision, and running thence in a northwesterly direction along the northerly margin of Keeton Avenue for a distance of 70.8 feet to a common line between Lot Numbers 43 and 44 and the point of beginning, and continuing the following courses and distances: continuing in a northwesterly direction along the northerly margin of Keeton Avenue a distance of 97 feet to an iron pin in the easterly margin of Lot Numberr 42; thence in a northerly direction along the easterly margin of Lot Number 42 for a distance

of 147.4 feet to an iron pin in the southerly margin of the R.E. Richardson property; thence in a southeasterly direction along the margin of said property, a distance of 97 feet to an iron pin located on a common line in the westerly margin of Lot Number 44; thence in a southwesterly direction along the westerly margin of Lot Number 44, a distance of 148.4 feet to the northerly margin of Keeton Avenue, and the point of beginning.

Being the same property conveyed to **L.C. Anderson, as Trustee for the L.C. Anderson Living Trust, Dated December 29, 2003,** by Trustee's Deed from **Andy Maloney, as Trustee**, of record in Instrument No. 20160714-0072067, dated July 13, 2016, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to general or special taxes and assessments required to be paid in the year 2016 (which have been prorated and assumed by Grantee) and subsequent years, as well as any and all tenant(s) in possession, zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or right of ways for public utilities that appear in the appropriate public record.

BEING improved property, known as 305 Keeton Avenue, Old Hickory, Tennessee 37138-3807.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S successors and assigns, forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR 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 forth. GRANTOR does further covenant and bind himself, his successors and/or assigns, to warrant and forever defend the title to said land to the said GRANTEE, it's successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 8 day of September, 2016.

L.C. ANDERSON, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **L.C. Anderson**, trustee of the **L.C. Anderson Living Trust dated December 29, 2003**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument, in the capacity named above, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of September, 2016.

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/8/2019