# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,000.00

Affiant

Subscribed and sworn to before me, this 10th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| TST Group, LLC | NEW OWNER | 131-03-0Z |
| (NAME) | (NAME) | (MAP) |
| 3031 Shadow Hill Circle | | 002.00-CO |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Thousand Oaks, CA 91360 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lamar Raley and wife, Terri Raley**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **TST Group, LLC, a Delaware limited liability company**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. B, on the Plan of Shackleford Place Townhomes, a Horizontal Property Regime with Private Elements, as established by and shown as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060202-0012952, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Lamar Raley and wife, Terri Raley by Warranty deed from Christine Parman McKennon, a one-third (1/3) undivided interest and Nancy Parman Long, a two-thirds (2/3) undivided interest of record in Instrument No. 20060202-0012951 Register's Office for Davidson County, Tennessee, dated January 30, 2006 and recorded on February 02, 2006.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1604 B Shackleford Road, Nashville, Tennessee 37215

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.

BILL GARRETT, Davidson County
Trans:T20160100760 DEEDWARR
Recvd: 11/15/16 12:33 2 pgs
Fees:13.00 Taxes:2956.30

20161115-0120339

Witness my/our hand(s) this ~~10th~~ day of November, 2016.

Lamar Raley

Terri Raley

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lamar Raley and Terri Raley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 10th day of November, 2016.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County