BILL GARRETT, Davidson County
Trans:T20160107131 DEEDWARR
Recvd: 12/06/16 12:47 2 pgs
Fees:13.00 Taxes:1054.50

20161206-0127925

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

Warranty Deed

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of November, 2016.

Notary Public

My commission expires: 5-6-19

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Richard Del Carlo Marshall McVeigh	New Owner	
4340 Von Karman		06111026300
Suite 110 Newport Beach CA 92660		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **R&R TRANSITIONAL HOUSING, GP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD DEL CARLO, A MARRIED MAN, AND MARSHALL MCVEIGH, AN UNMARRIED MAN, TENANTS IN COMMON WITHOUT RIGHTS TO SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lot B on the Map of Kennedy and Graves Plan of Monte Vista, of record in Book 421, page 143, Register's Office for Davidson County, Tennessee, as described as follows:

Beginning at a point in the north margin of McAlpine Avenue, 75 feet west of the southwest corner of Lot No. 1 of said subdivision and being the southwest corner of the lots conveyed to R. D. Hawkins by deed of record in Book 1383, page 476, said Register's Office; thence northerly along Hawkins west line parallel to the west line of Lot No. 1, 155 feet; thence westerly 75 feet; thence southerly parallel to the first line 155 feet to the north margin of McAlpine Avenue; thence with the margin of the same easterly 75 feet to the beginning.

Being the same property conveyed to R & R Transitional Housing GP by Warranty deed from William E. Hood, unmarried of record in Instrument No. 20090716-0066703 Register's Office for Davidson County, Tennessee, dated July 15, 2009 and recorded on July 16, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1113 McAlpine Ave., Nashville, TN 37216.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of November, 2016.

R&R Transitional Housing, GP

Robert Ryan Chapman, Partner

Ryan Hunt, Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert Ryan Chapman and Ryan Hunt, 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 the Partners of R&R Transitional Housing GP, a Tennessee General Partnership, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29th day of November, 2016.

Notary Public

My Commission Expires: 7-8-2019

KIMBERLY L. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-8-2019