BILL GARRETT, Davidson County
Trans:T20160107949 DEEDWARRSP
Recvd: 12/08/16 10:22 4 pgs
Fees:23.00 Taxes:462.50
20161208-0128909

This Instrument prepared by (and return to):
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File #28664-1
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
RS Development Group, LLC 1717 Championship Blvd Franklin, TN 37064	Same	10601013600

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 2nd day of December, 2016 by and between **Bingham Samuel Sisk and Kenneth P. Sisk, Jr., in their individual capacities** (hereinafter collectively referred to as "Grantors"), and **RS Development Group, LLC, a Tennessee limited liability company** (hereinafter referred to as "Grantee").

WITNESSETH

THAT for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantors have bargained and sold, and do hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, State of Tennessee, described as follows, to-wit (the "Real Estate"):

LAND in Davidson County, Tennessee, being Lot No. 7 on the Map of Mrs. Lena Myers, Subdivision of record in Book 161, Page 4, Register's Office for said County.

Said Lot No. 7 fronts 53 1/3 feet more or less on the easterly side of Fesslers Lane as widened and runs back between lines along the southerly margin of an alley 143 feet more or less to another alley in the rear.

BEING all of the same property conveyed to Kenneth P. Sisk by Deed dated December 30, 1952 from Elbert T. Rawls, an unmarried man, of record in Book 2105, Page 403, Register's Office for Davidson County, Tennessee, and further conveyed to Kenneth P. Sisk and wife, Martha C. Sisk, as tenants in common by Quitclaim Deed dated August 19, 1991 from Kenneth P. Sisk and wife, Martha C. Sisk and Angus Gillis, III, Trustee, of record in Book 8461, Page 822, said Register's Office. The said Kenneth P. Sisk also known as Kenneth Parrish Sisk

having since died on March 14th, 1999 and his will has been probated in the Probate Court of Davison County, Tennessee under Docket Number 99P-604 with Bingham Samuel Sisk and Martha Cooper Sisk having been appointed as Co-Executors. The said property was further conveyed to Bingham Samuel Sisk and Kenneth P. Sisk Jr., Co Trustees of Trust A created in the Last Will and Testament of Kenneth P. Sisk, an undivided one-half interest by Quitclaim Deed dated January 8, 2002 from Martha Cooper Sisk and Bingham Samuel Sisk, Co-Executors of the Estate of Kenneth P. Sisk, of record in Instrument No. 20030129-0012447, said Register's Office. The said Martha C. Sisk also known as Martha Cooper Sisk having since died on July 24th, 2010 and her will has been probated in the Probate Court of Davidson County, Tennessee under Docket No. 10P-1465 with Bingham Samuel Sisk and Kenneth Parrish Sisk, Jr. having been appointed as Co-Executors. The said property was further conveyed to Bingham Samuel Sisk and Kenneth P. Sisk, Jr., in their individual capacities by Quitclaim Deed dated July 26, 2012 from Bingham Samuel Sisk and Kenneth P. Sisk, Jr., as Co-Trustees of Trust A created under the Last Will and Testament of Kenneth P. Sisk, and as Co-Executors of the Estate of Martha Cooper Sisk, of record in Instrument No. 20120809-0071068, said Register's Office.

THIS is unimproved property known as 610 Fesslers Lane, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantors covenant that they are lawfully seized in fee and possessed of the Real Estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit A attached hereto and incorporated herein by reference; and Grantors do hereby covenant with Grantee that title to the Real Estate Grantors will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, the Grantors have executed or caused this instrument to be executed by their duly authorized representative on the day and year first above written.

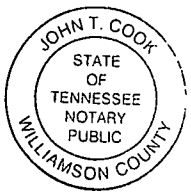
Bingham Samuel Sisk

Kenneth P. Sisk, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bingham Samuel Sisk, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of December, 2016.

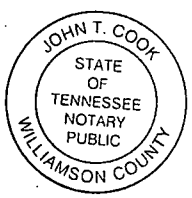


Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth P. Sisk, Jr., the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of December, 2016.



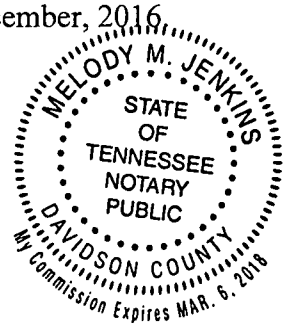
Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

E. Clare Purcell
Affiant

Subscribed and sworn to before me
this 2nd day of December, 2016.



Notary Public
My Commission Expires _____

EXHIBIT A

LIENS, EASEMENTS, ENCUMBRANCES AND EXCEPTIONS

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2017 and subsequent years, not yet due and payable. Map and Parcel 10601013600.

3. All Matters as shown on the Plan of record in Plat Book 161, Page 4, Register's Office for Davidson County, Tennessee.