WARRANTY DEED	STATE OF Tennessee COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $607,770.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of March, 2017. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL) BRENT GRAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY

Waterford Law Group, PLLC PO Box 1089, Franklin, TN 37065

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
RAM Meek, LLC	RAM MEEK, LLC	MY COMMISSION EXPIRES OCTOBER 27, 2018 **161 06 0 242.00** **105 11 0 204.00** **162 07 0 003.00** **117 08 0 242.00**
(NAME) **10451 Paw Paw Springs Rd.**	(NAME) 10451 Paw Paw Springs Rd	
(ADDRESS) **Arrington, TN 37014**	(ADDRESS) Arrington TN 37014	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN C. HAILEY, SR. AND WIFE, PEGGY T. HAILEY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAM MEEK, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

(SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION)

Parcel Number 1 is improved property, known as 5113 Whitaker Drive, Nashville, Tennessee.
Parcel Number 2 is improved property, known as 152 Rains Avenue, Nashville, Tennessee 37203.
Parcel Number 3 is improved property, known as 94 Tusculum Road, Nashville, Tennessee.
Parcel Number 4 is improved property, known as 1212 Battlefield Drive, Nashville, Tennessee 37220.

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, its heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors 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:T20170019087 DEEDWARR
Recvd: 03/06/17 13:05 4 pgs
Fees:23.00 Taxes:2248.75
20170306-0021860

Witness my hand this 1st day of March, 2017.

John C. Hailey, Sr.

JOHN C. HAILEY, Sr., Grantor

Peggy T. Hailey

PEGGY T. HAILEY, Grantor

State of Tennessee)

County of Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN C. HAILEY, Sr. and PEGGY T. HAILEY, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, as their free act and deed, for the purposes therein contained.

WITNESS my hand and seal this 1st day of March, 2017.

NOTARY PUBLIC

My Commission Expires: _____

BRENT GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: OCTOBER 27, 2018

EXHIBIT A
LEGAL DESCRIPTION

Parcel Number 1 is improved property, known as 5113 Whitaker Drive, Nashville, Tennessee.

Being the same parcel of real estate conveyed to Grantor herein by Warranty Deed of record in instrument number 20051115-013773 and Deed of Correction of record in instrument number 20060712-0083599 in the Register's Office of Davidson County, Tennessee, which legal description is hereby expressly incorporated herein by reference as fully as though copied verbatim, but more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 141 on the Plan of Section Two, Huntington Park, of record in Book 4175, Page 108, Register's Office for said County, to which plan reference is hereby made for a more complete description.

SAID Lot No. 141 fronts 79.0 feet on the westerly margin of Whitaker Drive and extends back 151.40 feet on the northerly line and 150.0 feet on the southerly line to a dead line in the rear, measuring 90.25 feet thereon.

BEING the same land conveyed to John C. Hailey and wife, Peggy T. Hailey from TrukTax, LLC by Warranty Deed dated November 10, 2005 of record in in instrument number 20051115-0137737 and by Deed of Correction dated June 13, 2006 of record in in instrument number 20060712-0083599, in the Register's Office for Davidson County, Tennessee.

Grantor does covenant with the said Grantee that it is lawfully seize and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the following:

1. Davidson County taxes for 2017, unpaid but not delinquent.
2. Matters shown on the Plan of record in Book 4175, Page(s) 108, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 4393, Page 383, said Register's Office.

Parcel Number 2 is improved property, known as 152 Rains Avenue, Nashville, Tennessee 37203.

Being the same parcel of real estate conveyed to Grantor herein by Warranty Deed of record in Book 6247, Page 226 and Book 5726, Page 185 in the Register's Office of Davidson County, Tennessee, which legal description is hereby expressly incorporated herein by reference as fully as though copied verbatim, but more particularly described as follows:

BEING LOT NO. 13 on the Plan of E.T. Dunmont's Property showing a part of the Aldrich Brothers and Myers Subdivision as of record in Plat Book 547, Page 127, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to John C. Hailey, Sr., and wife, Peggy T. Hailey by deed from John C. Hailey, Jr., and wife, Deborah W. Hailey dated March 12, 1984 of record in Deed Book 6247, page 226, and of record in Deed Book 5726, page 185, in the Register's Office for Davidson County, Tennessee.

Grantor does covenant with the said Grantee that it is lawfully seize and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the following:

1. Davidson County taxes for 2017, unpaid but not delinquent.
2. Matters shown on the Plan of record in Book 547, page 127, said Register's Office.
3. Subject to any and all existing easements of record.

Parcel Number 3 is improved property, known as 94 Tusculum Road, Nashville, Tennessee.

Being the same parcel of real estate conveyed to Grantor herein by Warranty Deed of record in instrument number 200000606-0056255 in the Register's Office of Davidson County, Tennessee, which legal description is hereby expressly incorporated herein by reference as fully as though copied verbatim, but more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 82, on the Plan of Antioch Park, Section 1, as shown on plat of record in Plat Book 3600, page 96, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to John C. Hailey and wife, Peggy T. Hailey by deed from Catherine L. Bartlett, an Unmarried Woman, and son, Thomas B. Bartlett, dated June 1, 2000 of record in instrument

number 200000606-0056255, and from Robert D. Peterson, III, unmarried, of record in Book 6081, page 501, in the Register's Office for Davidson County, Tennessee.

Grantor does covenant with the said Grantee that it is lawfully seize and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the following:

1. Davidson County taxes for 2017, unpaid but not delinquent.
2. Matters shown on the Plan of record and Restrictive Covenants said Register's Office.

Parcel Number 4 is improved property, known as 1212 Battlefield Drive, Nashville, Tennessee 37220.

Being the same parcel of real estate conveyed to Grantor herein by Warranty Deed of record in Deed Book 8449, page 627 in the Register's Office of Davidson County, Tennessee, which legal description is hereby expressly incorporated herein by reference as fully as though copied verbatim, but more particularly described as follows:

Being Lot No. 20 on the Map of Galescrest No. 2, Block "G" of record in Book 1424, Page 19, Register's Office for said County.

Said Lot No. 20 fronts 70 feet on the northerly side of Battlefield Drive and runs back between parallel lines 180 feet to the southerly line of the right – of – way of the Tennessee Central Railroad.

The land described above has been decreased in area by a Warranty Deed executed by Margaret Elizabeth Morton to the State of Tennessee of record in Book 4763, page 516, Register's Office of Davidson County, said conveyance contains 2,730 square feet.

Being the same property conveyed to John C. Hailey and wife, Peggy T. Hailey from Margaret Elizabeth Morton, the other tenant in common, Elmira Miller Morton having been deceased on May 1, 1965, dying testate and having bequeathed her entire estate to her daughter, Margaret Elizabeth Morton, of record in Book 8449, page 627, in the Register's Office for Davidson County, Tennessee.

Grantor does covenant with the said Grantee that it is lawfully seize and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the following:

1. Davidson County taxes for 2017, unpaid but not delinquent.
2. Matters shown on the Plan of record and Restrictive Covenants said Register's Office.