WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170057483 DEEDWARR
Recvd: 07/06/17 09:37 2 pgs
Fees:13.00 Taxes:925.00
20170706-0067727

R-VRES-17-1211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 2018-6-10

(AFFIX SEAL)

MARY FRANCES RIDLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TN Real Estate Now, LLC	**Same as New Owner**	
(NAME)	(NAME)	**105-03-0-252.00**
c/o Al Murphy, P.O. Box 150979		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **RMA PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TN REAL ESTATE NOW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 NO. 22 ON THE PLAN OF JOHN NELSON'S ADDITION, OF RECORD IN PLAN BOOK 2, PAGE 182, CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF SECOND AVENUE SOUTH, FORMERLY MARKET STREET AS THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO BRANSFORD REALTY COMPANY BY DEED FROM JERRY P. MAHONEY, OF RECORD IN BOOK 1081, PAGE 351, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE SOUTHERLY 40 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO BURK T. MOORE BY DEED FROM G. W. COMER AS OF RECORD IN BOOK 1169, PAGE 194, SAID REGISTER'S OFFICE; THENCE WITH MOORE' S NORTH LINE, WESTERLY 130 FEET, MORE OR LESS TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, NORTHERLY 40 FEET TO THE SOUTHWEST CORNER OF THE BRANSFORD REALTY COMPANY PROPERTY; THENCE ALONG THE SOUTHERLY LINE, EASTERLY 130 FEET, MORE OR LESS, TO THE BEGINNING.

Being the same property conveyed to RMA Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Richard M. Austell, Jr. of record in Instrument No. 20161019-0110397 Register's Office for Davidson County, Tennessee, dated October 17, 2016 and recorded on October 19, 2016.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Matters shown on the Plan of record in Plan Book 2, Page 182, Chancery Court for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1211 2nd Ave S, Nashville, Tennessee 37210**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 29th DAY OF JUNE, 2017.

RMA Properties LLC

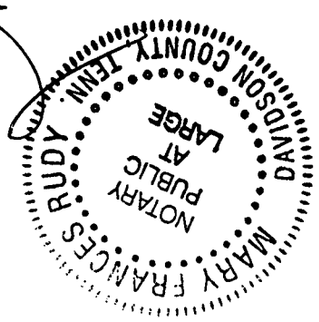
BY: _____
Richard M. Austell, Jr.
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD M. AUSTELL, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of RMA PROPERTIES LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of June, 2017.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212