(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170057504 DEEDWARR
Recvd: 07/06/17 09:55 2 pgs
Fees: 13.00 Taxes: 2604.80
20170706-0067760

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

W-AR-17-4101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $704,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2017.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12-05-2020
(AFFIX SEAL)

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)
Jessica H. Root	Pinnacle Bank	
(NAME) **4101 B Lone Oak Road**	150 3rd Ave South Ste 900 (NAME)	**117-15-3D-001.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) Nashville TN 37201	
(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, **RAD DEVELOPMENT, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA H. ROOT, MARRIED WOMAN,** 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 Unit A, 4101 Lone Oak Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 4101 Lone Oak Townhomes of record in Instrument Number 20150625-0061101, and amended Instrument No. 20170706-0067759, in the Register's Office for Davidson County, Tennessee, to which a Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to RAD Development, Inc by Special Warranty Deed from CFR Investments of record in Instrument No. 20150625-0061096 Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 25, 2015.

This conveyance is subject to:
- Taxes for the year 2017.
- Covenants, Conditions and Restrictions of record in Instrument Number 20150625-0061101, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20150616-0057133, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1165, Page 561 and Book 1433, page 305, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4101 B Lone Oak 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 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 30th DAY OF JUNE, 2017.

RAD Development, Inc., a Tennessee corporation

BY: _____
Rich Davis
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared RICH DAVIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of RAD DEVELOPMENT, INC., A TENNESSEE CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 30th of June, 2017.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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