WARRANTY DEED

Bill Garrett Davidson County
Batch# 871 **DEEDWARR**
09/14/2017 12:43:59 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20170914-0094046

R-CR-17-2405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/20/18

(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)
Erlanger LLC	New Owner	
(NAME)	(NAME)	**072-13-0-149.00**
185 HIDDEN LAKE RD	"	
(ADDRESS)	(ADDRESS)	
HENDERSONVILLE, TN 37075-5528	"	
(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 PROPERTIS 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 **ERLANGER 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:

Being the Northerly part of Lot No. 112 on the Plan of Trevecca Subdivision of Renraw, of record in Book 421, Page 72, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 112 begins at a point in the Westerly margin of Brasher Avenue at the common corner of Lots Nos. 112 and 113 and thence Southerly along Brasher Avenue 43 feet to a point, thence at right angles Westerly 77 feet; thence Southerly parallel to the Westerly margin of Brasher Avenue 7 feet to a point; thence Westerly parallel to the line between Lots Nos. 112 and 113, 123 feet to the Easterly margin of an alley; thence Northerly along said alley 50 feet to the corner of Lots Nos. 112 and 113; thence Easterly on the line between said Lots 200 feet 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. 20161019-0110398 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.
- Plan of record in Plat Book 421, Page (s) 72 and 73, 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: **2405 Brasher Avenue, Nashville, Tennessee 37206**.

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 AUGUST, 2017.

RMA Propertis LLC

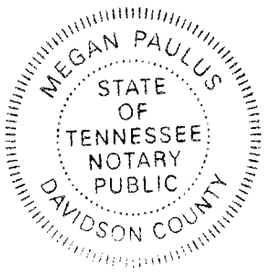
BY: _____
Richard M. Austell, Jr.
Sole Member

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 PROPERTIS 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 30th of August, 2017.

_____
Notary Public
My Commission Expires: 8/22/19
(SEAL)



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