Bill Garrett Davidson County
Batch# 14760 **DEEDWARRSP**
10/17/2017 03:16:16 PM 2 pgs
Fees: $13.00 Taxes: $8,880.00

20171017-0106445

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,400,000.00

Rob Walker
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS 13 DAY OF October, 2017.

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Brandy Gomaz
NOTARY PUBLIC

My Commission Expires: 9-5-21

THIS INSTRUMENT PREPARED BY
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Cabin Creek Properties, LLC 4336 Kenilwood Drive Nashville, TN 37204	Cabin Creek Properties, LLC 4336 Kenilwood Drive Nashville, TN 37204	132-08-0-004.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration , the receipt of which is hereby acknowledged,

RO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

CABIN CREEK PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 71, as shown on the map entitled Plan of Southmeade, of record in Plat Book 1835, pages 118-119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from IKON DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20140729-0067316, dated July 28, 2014, said Register's Office.

This conveyance is made subject to the following:

1. General or special taxes and assessments for the year 2018 to be assumed by buyer.
2. Matters shown on the Plan of record in Plat Book 1835, pages 118-119, said Register's Office.
3. Easements for Public Utilities of record in Book 2088, page 19, said Register's Office.

TO HAVE AND TO HOLD said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 28 day of September, 2017.

RO PROPERTIES, LLC,
A Tennessee limited liability company

By: _____
Austin Meibers, Member

By: _____
Jerry Baker, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Austin Meibers and Jerry Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of RO Properties, LLC, the within named bargainor, a limited liability company, and that they, as such Members, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by themselves as Members.

Witness my hand and official seal at this 28th day of September, 2017.

_____
Notary Public

NANCY K ANDERSON
Notary Public – State of Michigan
County of Wayne
My Commission Expires Mar 21, 2023
Acting in the County of Wayne

Commission expires:

NANCY K ANDERSON NOTARY PUBLIC WAYNE COUNTY, MI