This Instrument Prepared By:

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222 Second Avenue South, Ste. 2000
Nashville, Tennessee 37201

Bill Garrett Davidson County
Batch# 54896 DEEDWARR
02/05/2018 10:54:30 AM 6 pgs
Fees: $33.00 Taxes: $462.50
20180205-0011354

GENERAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*	*Map(s) & Parcel No(s).*
RM Dixon Real Estate, LLC 2322 Clifton Avenue Nashville, Tennessee 37209	Same	092-07-0-251.00

THIS **GENERAL WARRANTY DEED** is made as of the 2 day of February, 2018, between **ROBERT L. ROSS, AND WIFE, HENRIETTA ROSS**, as grantor and being collectively, the "Grantor", and **RM DIXON REAL ESTATE, LLC**, a Tennessee limited liability company, as grantee and being "Grantee":

WITNESSETH

THAT SAID GRANTOR, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, transferred, sold and conveyed, and does by these presents grant, bargain, sell, transfer and convey unto Grantee the real property described as follows:

Land in Davidson County, Tennessee, being the west one-half of Lot No. 3 in the subdivision of Lot(s) 8, 9, and 10 as shown on the map entitled Dr. Boyd McNairy's Subdivision, of record in Plat Book 21, page 93, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the southerly side of Booker Street, formerly Harding Street and extends back between parallel lines 191 ½ feet, more or less, to an alley.

Being the same property conveyed to Robert L. Ross and wife, Henrietta Ross, by deed from Artie C. Adams and Husband, J. Carl Adams, of record in Book 5342, page 461, Register's Office for Davidson County, Tennessee.

This is improved property known as 2309 Booker Street, Nashville, Davidson County, Tennessee.

TOGETHER with all easements, hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns, forever. **AND** said Grantor, for itself and its successors and assigns, does hereby covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all liens and encumbrances and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject only to (i) the matters set forth on Exhibit "A" attached and incorporated herein by reference; and (ii) 2018 taxes which shall be prorated as of the date of closing and which Grantee assumes and agrees to pay.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

[Remainder of Page Left Intentionally Blank; Signature Pages Follow]

IN WITNESS WHEREOF, the said Grantor hereunder has caused this instrument to be executed as of the day and year first above written.

GRANTOR:

Robert L. Ross

ROBERT L. ROSS

Henrietta J. Ross

HENRIETTA ROSS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, Robert L. Ross and Henrietta Ross, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of February, 2018.

Elizabeth Barnard Beck

Notary Public

My Commission Expires: 05/03/2021

STATE OF TENN. ELIZABETH BARNARD BECK NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $125,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of February, 2018.

Notary Public

My Commission Expires: 05/03/2021

ELIZABETH BARNARD BECK
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

1. Matters shown on the map entitled Dr. Boyd McNairy's Subdivision, of record in Plat Book 21, page 93, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, C. Tucker Herndon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kristie Putman, a notary public for this county and state, C. Tucker Herndon, who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary' Seal (if on paper)

KRISTIE PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.