Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark R. Weber, ½ undivided interest, and the Estate of Michael T. Whitler, deceased by Tim Braswell, Executor, and Heather Braswell, devisee, under the Last Will and Testament of Michael T. Whitler, deceased,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto RWA/RCR Ventures LLC hereinafter called the **Grantee**, Grantee's 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. 3 on the Plan of S.W. McGill's Resubdivision of record in Plat Book 332, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark R. Weber and Michael T. Whitler, both unmarried by Warranty Deed from Tommy Polk and wife, Marry Polk of record in Book 7584, Page 89, Register's Office for Davidson County, Tennessee, dated June 24, 1988 and recorded on June 27, 1988. Michael T. Whitler having since died. His Estate is being Probated in the Seventh Circuit Court of Davidson County, Tennessee, File No. 16P1947.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 907 South Douglas Avenue, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of June, 2018.

Mark R Weber

Mark R. Weber

Bill Garrett Davidson County
Batch# 111079 **DEEDWARR**
06/29/2018 03:14:33 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20180629-0063350

State of Tennessee)
County of Davidson)

On this 28th day of June, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mark R. Weber, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON ANGELA Y. POSTON

Notary Public

My Commission Expires: 3/8/22

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-BR-18-907

WITNESS THE EXECUTION HEREOF this 22 day of June, 2018.

The Estate of Michael T. Whitler

Tim Braswell, Executor

State of Alabama)
County of Jefferson)

On this 22 day of June, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named The Estate of Michael T. Whitler, Tim Braswell, Executor, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Tatum Thrash
Notary Public
My Commission Expires:
April 18, 2022

TATUM THRASH NOTARY PUBLIC STATE OF ALABAMA

The Estate of Michael T. Whitler

Heather Braswell

Heather Braswell, Devisee under the Last Will and Testament of Michael T. Whitler, deceased

State of Alabama)
County of Jefferson)

On this 22 day of June, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named The Estate of Michael T. Whitler, Heather Braswell, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Tatum Thrash
Notary Public

State of Tennessee)
County of Davidson)

My Commission Expires:
April 18, 2022

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 390,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of June, 2018.

Notary Public

My Commission Expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
RWA/RCR VENTURES LLC 329 54TH AVE NORTH NASHVILLE, TN 37209	new owner	105-14-0-010.00