Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $580,000.00.

Affiant

Subscribed and sworn to before me this 13th day of September, 2018.

Notary Public
My Commission Expires:

Karen Y Johnson Davidson County
Batch# 141976 **DEEDWARR**
09/17/2018 03:25:39 PM 2 pgs
Fees: $13.00 Taxes: $2,146.00

20180917-0092184

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-19

18-0421

Address of New Owner:	Send Tax Bills to:	Tax Information:
Root Development LLC	New Owner	
753 Alloway St.		132-14-0-072.00
Nashville, TN 37203		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Rhonda M. Bingham and spouse, Willie Guice Smith, III,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

RootDEV, LLC, a Tennessee limited liability company

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Revised Plan of Hazlewood, of record in Plat Book 2133, Page 86 and amended in Book 2133, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 190.0 feet on the Easterly margin of Hazlewood Circle also known as Hazlewood Circle and extends back 234.3 feet

on the Northerly line and 234.9 feet on the Southerly line to a dead line in the rear, measuring 190.0 feet thereon.

Being the same property conveyed to Rhonda M. Bingham, and spouse, Willie Guice Smith III by Warranty deed from Anne B. Koellein, Mary B. Johnson, and Henry Burkitt, Jr., of record in Book 10152, page 673, Register's Office for Davidson County, Tennessee, dated August 08, 1996 and recorded on August 09, 1996.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4712 Hazelwood Circle, Nashville, TN 37220.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 13th day of September, 2018.

Rhonda M. Bingham

Willie Guice Smith, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Rhonda M. Bingham and Willie Guice Smith, III**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of September, 2018.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
My Commission Expires: 6/13/2022