Karen Y Johnson Davidson County
Batch# 144088 DEEDWARRSP
09/24/2018 08:50:30 AM 5 pgs
Fees: $28.00 Taxes: $2,497.50
20180924-0094081

THIS INSTRUMENT PREPARED BY: **Brandi Maiorino** **McKenzie Laird Ottinger Leach, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $675,000.00. Affiant Subscribed and sworn to before me, this 20th day of September, 2018. Notary Public My Commission Expires: 5/6/19

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
3805 Charlotte LLC 210 Fairfax Avenue Nashville, TN 37212	New Owner	092-130-013.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RBM Squared, LLC**, an Alabama limited liability company ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **3805 Charlotte LLC**, a Tennessee limited liability company ("**Grantee**"), Grantee's successors, heirs and assigns, certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at **3805 Charlotte Avenue, Nashville, Davidson County, Tennessee 37209**.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantees, Grantees' successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 20 day of September, 2018.

GRANTOR:

RBM Squared, LLC,
an Alabama limited liability company

By: _____
Roy Morton, President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Before me, ROY MORTON of the state and county aforementioned, personally appeared Roy Morton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of RBM Squared, LLC, the within named bargainor, a limited liability company, and that such person acting as President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as its President.

Witness my hand and seal, at office, this 20 day of September, 2018.

_____
Notary Public LINDA KAY FREDERICK

My Commission Expires: 12/20/2018

LINDA FREDERICK NOTARY PUBLIC ALABAMA STATE AT LARGE

EXHIBIT A

Legal Description

Being Lot No. 3 on Block No. 4 on the Plan of Charlotte Park 2nd Addition, as shown on plat of record in Plat Book 57, page 160-161, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to RBM Squared, LLC, an Alabama limited liability company from Estate of Martin Glezer, Elaine P. Glezer , Jeffrey A. Glezer and Larry M. Glezer by Warranty Deed of record in Instrument No. 201801180005495, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Real Estate Taxes for the year 2018, a lien not yet due and payable.
2. All matters shown on plat of record in Plat Book 57, pages 160 and 161, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

