RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810794

WARRANTY DEED

Karen Johnson Davidson County
Batch# 208578 **DEEDWARR**
03/22/2019 09:16:06 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20190322-0026114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Katherine Warren
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2019.

NOTARY PUBLIC

My commission expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IBEX Mini Mart, LLC 455 Bell Road Nashville, TN 37217	Same address as new owner	135 00 0 437.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Twenty Thousand and 00/100 Dollars ($420,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RDM3 OF TENNESSEE, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **IBEX MINI MART, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 3 as shown on Final Plat Resubdivision, Lot 3, Nashboro Square, of record in Instrument No. 201702030011915, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said property.

Being a portion of the same property conveyed to RMD3 of Tennessee, LLC, a Tennessee limited liability company, by Special Warranty Deed of record from Robert Kyle Trent (also known as Robert K. Trent), Walter F. Trent (also known as Walter Trent), and Mary Ann Morris, dated august 27, 2015 and recorded in Instrument No. 201509030090026, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of March, 2019.

RDM3 of Tennessee, LLC

By: _____
Justin Davis
Its: Member

STATE OF MISSISSIPPI
COUNTY OF LAFAYETTE

Personally appeared before me, a Notary Public, **Justin Davis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the authorized **Member** of **RDM3 of Tennessee,** LLC, and as such authorized **Member**, he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of March, 2019.

Ranni N. Verlangieri
Notary Public

RANNI N. VERLANGIERI
Printed Notary Name

My commission expires: 8/23/19

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 113510 RANNI N. VERLANGIERI Commission Expires Aug. 23, 2019 LAFAYETTE COUNTY