Karen Johnson Davidson County
Batch# 1030402 DEEDWARR
07/25/2023 02 02 19 PM 5 pgs
Fees $28 00 Taxes $2,220 00
20230725-0057413

GENERAL WARRANTY DEED

FROM: RCM - CR II, LLC, a Tennessee limited liability company
Grantor

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
Suite 800
401 Commerce Street
Nashville, Tennessee 37219

TO: Friends of Radnor Lake, a Tennessee non-profit corporation

Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of	Map-Parcel Numbers:
1160 Otter Creek Road Nashville, TN 37220 Attn; Tina Corkum	Real Property Taxes: [New Owner]	145-00-0-067.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Six Hundred Thousand and No/100 Dollars ($600,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 21st day of July, 2023.

Notary Public

My Commission Expires: 11-6-2023

CAROLYN CAIRE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

FOR AND IN CONSIDERATION OF the sum of Six Hundred Thousand and No/100 Dollars ($600,000.00), the receipt and sufficiency of which are hereby acknowledged, RCM–CR II, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto FRIENDS OF RADNOR LAKE, a Tennessee non-profit corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 5240 Granny White Trace, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 21 day of July, 2023.

RCM- R II, LLC, a Tennessee limited liability company

By: _____
R. Chris Magill

Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Carolyn Caire, a Notary Public of said County and State, personally appeared R. Chris Magill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of RCM-CR II, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at Office in Nashville, TN, this 21st day of July, 2023

_____
Notary Public

My Commission Expires:

11-6-2023

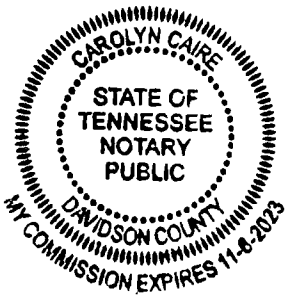


EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled the Plan of Radnor Trace Estates, of record in Plat Book 6900, pages 134 and 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RCM- CR II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from BARBARA JONES STONE MORGAN, WIDOW, of record in Instrument No. 20211029-0145332, dated October 20, 2021, said Register's Office.

EXHIBIT B

Encumbrances

1. Taxes for 2023 constitute a lien, but are not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 6900, pages 134 and 135, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 7067, page 429, said Register's Office.

4. 35 foot Access Easement of record in Book 5170, page 144, said Register's Office.

5. Declaration of Restrictive Covenants executed by RCM-CR II, LLC, to be recorded immediately prior to the recordation of this Deed.