(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Kristi Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH DAY OF MAY, 2006.

Georgette R. Kennedy
Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/17/06 11:22 2 pgs
Fees:13.00 Taxes:2405.00
20060517-0057735

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles A. Ransom and Kamber A. Ransom	Countrywide Home Loans, Inc.	
(NAME) 1301 Lone Oak Circle	(NAME) 4500 Park Granada	Map 131-15-0C
(ADDRESS) Nashville, TN 37215	(ADDRESS) Calabasas, CA 91302	Parcel 002.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **LARRY KELL HOLLAND AND WIFE, MARIA A. HOLLAND**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CHARLES A. RANSOM AND WIFE, KAMBER A. RANSOM,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of Belmont Park Terrace Townhomes A Horizontal Property Regime with Private Elements, located on Lone Oak Circle, in Nashville, Davidson County, Tennessee, and described in the Declaration of Convents, Conditions and Restrictions for Belmont Park Terrace Townhomes A Horizontal Property Regime with Private Elements, of record in Instrument No. 20051230-0156862, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Belmont Park Terrace Townhomes A Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plan filed as Exhibit "B" to said Declaration appearing in Instrument No. 20051230-0156862, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being part of the same property conveyed to Larry Kell Holland and wife, Maria A. Holland by Warranty Deed from Stanley M. Ezell and wife, Leellen H. Ezell, dated October 6, 2005, of record in Instrument No. 20051007-0121169, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) Declaration of Covenants, Conditions and Restrictions for Belmont Park Terrace Townhomes of record in Instrument No. 20051230-0156862; said Register's Office; and (c) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1301 Lone Oak Circle, Nashville, TN 37215

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 16th day of May, 2006.

LARRY KELL HOLLAND

MARIA A. HOLLAND

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary public for the state and county aforesaid, personally appeared Larry Kell Holland and wife, Maria A. Holland, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Nashville, Tennessee on this 16th day of May, 2006.

Commission expires:

Notary Public

BRENDA S. LANE
STATE OF TENNESSEE
Exp. 5/23/06
NOTARY PUBLIC
DICKSON COUNTY, TENN.