BILL GARRETT, Davidson County
Trans:T20100032046 DEEDWARR
Recvd: 05/27/10 13:50 2 pgs
Fees:13.00 Taxes:2220.00
20100527-0041033

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

R-VRES-10-1419

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Belmont Real Estate Holdings	Belmont Real Estate Holdings	
1900 Belmont Blvd (ADDRESS)	1900 Belmont Blvd (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	105-9-59.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JONATHAN LAMB AND BRIDGET ERICA ORR, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BELMONT REAL ESTATE HOLDINGS II, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 18.0 FEET OF LOT NO. 16 AND ALL OF LOT NO. 17 ON THE PLAN OF D.B. BLAKEMORE'S SUBDIVISION OF LAWRENCE LAWN OF RECORD IN BOOK 161, PAGE 165, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: SAID PART OF LOT NO. 16 AND LOT NO. 17 FRONT TOGETHER 68.0 FEET ON THE SOUTHERLY SIDE OF ACKLEN AVENUE AND EXTEND BACK 175.0 FEET ON THE EASTERLY LINE AND 175 1/2 FEET ON THE WESTERLY LINE WITH THE EASTERLY MARGIN OF 15TH AVENUE, SOUTH, FORMERLY WASHINGTON STREET, TO AN ALLEY MEASURING 60.3 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN LAMB AND WIFE, BRIDGET ERICA ORR BY WARRANTY DEED FROM DAVID J. HINSON AND WIFE, MELISSA C. HINSON, RECORDED ON THE 9TH DAY OF DECEMBER, 2002 IN INSTRUMENT NO. 20021209-0151719, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 161, PAGE 165; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1419 Acklen Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 20th day of May, 2010.

Jonathan Lamb

Bridget Erica Orr

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Lamb and Bridget Erica Orr, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of May, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903