THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10050472**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $384,000.00. Affiant Subscribed and sworn to before me, this 7th day of June, 2010. Notary Public My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100035369 DEEDWARR
Recvd: 06/10/10 13:39 2 pgs
Fees:13.00 Taxes:1420.80
20100610-0045161

WARRANTY DEED

Address New Owner: Warren Bainbridge and Candi Bainbridge 1909 Beechwood Ave Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10416023600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason Ross and wife, Courtney Ross** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Warren Bainbridge and wife, Candi Bainbridge** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being the easterly one-half of Lot No. 221 on the Plan of Belmont Land Company's Plan of Lots called "Belmont Heights" as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee. Said east half of Lot No. 221 fronts 50.0 feet on the south side of Beechwood Avenue and runs back between parallel lines 175.0 feet to an alley. Being the same property conveyed to Jason Ross and wife, Courtney Ross by Warranty Deed from Robert A. Grummon, Jr. and wife, Leah J. Grummon, recorded on the 19th day of May, 2006 in Instrument No. 20060519-0059157, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND CO'S PLAN, as recorded in Plat Book 421, Page(s) 34, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex,

handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Overhang Agreement as set forth in instrument recorded in Instrument No. 20060519-0059158.

This is improved property located at 1909 Beechwood Ave Nashville TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of June, 2010.

Jason Ross

Courtney Ross

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Ross and Courtney Ross, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of June, 2010.

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
Notary Public
State of Tennessee
County of Sumner