WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

B-SR-10-1933

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
NIELS MELIUS & MOLLY LOUGHNEY	NIELS MELIUS & MOLLY LOUGHNEY	
(NAME)	(NAME)	
1933 18TH AVENUE SOUTH	Same	10412022000
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **WARREN BAINBRIDGE AND CANDI BAINBRIDGE,*** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NIELS MELIUS AND WIFE, MOLLY LOUGHNEY,** 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:

* husband and wife

LAND IN DAVIDSON CONNTY TENNESSEE, BEING LOT 2A ON THE PLAN OF ZONE LOT DIVISION LOT 2, MR. THOMAS R. GILLEM'S RESUBDIVISION, AS OF RECORD IN PLAT BOOK 6200, PAGE 124, AS AMENDED IN PLAT BOOK 6250, PAGE 735, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KELLY H. WOOD, A MARRIED PERSON BY DEED FROM RALPH E. ROELAND AND WIFE, JANETH ROELAND OF RECORD IN INSTRUMENT 200506020062496 ON 05/31/2005 AND FILED FOR RECORD ON 06/02/2005, REGISTER'S OFFICE FOR DAVIDSON COUNTY.BEING THE SAME PROPERTY CONVEYED TO WARREN BAINBRIDGE AND CANDI BAINBRIDGE BY DEED FROM KELLY H. WOOD AND HUSBAND, JOHN W. WOOD OF RECORD IN INSTRUMENT 200906030051405 ON 05/29/2009 AND FILED FOR RECORD ON 06/03/2009, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT BOOK 6200, PAGE 124, AS AMENDED IN PLAT BOOK 6250, PAGE 735; RESTRICTIONS AND NOTES AS SHOWN OF RECORD IN PLAT BOOK 6250, PAGE 735, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

BILL GARRETT, Davidson County
Trans:T20100035434 DEEDWARR
Recvd: 06/10/10 14:58 2 pgs
Fees:13.00 Taxes:1012.88
20100610-0045279

This is
( ) unimproved
(X) improved
property known as **1933 18TH AVENUE SOUTH 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 **7th** day of **June 2010.**

WARREN BAINBRIDGE

CANDI BAINBRIDGE

STATE OF Tennessee

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WARREN BAINBRIDGE and CANDI BAINBRIDGE**, the within named bargainors, 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 **7th** day of **June 2010.**

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212