WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-VRE-10-320

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF November, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

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
John Charles Oxford	Metlife Home Loans, a division of MetLife Bank N.A	
320 South 11th Street	(NAME) 400 N. Carroll Avenue	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Southlake, TX 76092	083-13 83.00
(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 STEPHEN M. BULGARELLI AND JEFFREY A. JOHNSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN CHARLES OXFORD, AN UNMARRIED MAN AND LYNDSEY WEAVER, AN UNMARRIED WOMAN AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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 LOT 13, HANNER'S SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2, PAGE 43, FILED IN CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN BULGARELLI AND JEFFREY JOHNSON, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT TENANTS IN COMMON BY WARRANTY DEED FROM KELLEY CONSTRUCTION, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 24TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070724-0087737, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2, PAGE 43; RESTRICTIONS OF RECORD IN INSTURMENT NO. 20070425-0049034; NOC IN INSTRUMENT NO. 20070724-0087736 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 320 South 11th Street, Nashville, Tennessee 37206

(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.

BILL GARRETT, Davidson County
Trans:T20100077445 DEEDWARR
Recvd: 12/08/10 14:14 2 pgs
Fees:13.00 Taxes:1350.50

20101208-0097810

Witness my/our hand(s) this 18th day of November, 2010.

Stephen M. Bulgarelli by Jeffrey A. Johnson
Attorney in Fact

Jeffrey Johnson

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of November, 2010, before me personally appeared Jeffrey A. Johnson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Stephen M. Bulgarelli and who acknowledged he executed the same as the free act and deed of the said Stephen M. Bulgarelli.

Witness my hand and official seal, this the 18th day of November, 2010.

Notary Public

My Commission Expires: 01/07/2013

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

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey A. Johnson, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of November, 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, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903