WARRANTY DEED

R-VRES-11-2206

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF March, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/01/2013

(AFFIX SEAL)

DAVID DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
David Stempel	David Stempel	
2206 Belmont Blvd	(NAME) 2206 Belmont Blvd	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	104-16-355.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 DAVID WAYNE ADAMS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID STEMPEL AND LINDSY STEMPEL, HUSBAND AND WIFE, 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 NORTHERLY PART OF LOT NO. 125 AND THE SOUTHERLY PART OF LOT NO. 126 ON THE PLAN OF BELMONT LAND CO.'S PLAN SHOWING SUB OF 10 ACRES AND RE-SUB OF LOTS 1-6 AND 20-25 ASHWOOD AVENUE EAST A/K/A "BELMONT HEIGHTS" AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 34 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED TOGETHER AS FOLLOWS: BEGINNING ON THE EASTERLY MARGIN OF BELMONT BOULEVARD AT A POINT 244 FEET NORTH OF THE NORTHERLY MARGIN OF LINDEN AVENUE, BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO SYDNEY RAY WHITE, ET UX, BY DEED OF RECORD IN BOOK 571, PAGE 309, SAID REGISTER'S OFFICE; THENCE WITH SAID WHITE'S NORTHERLY LINE, EASTWARDLY 186 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY NORTHWARDLY 55.5 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO E. H. GOODMAN'S SOUTHERLY LINE WESTWARDLY 186 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF BELMONT BOULEVARD SOUTHWARDLY 55.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE SAID SARAH ADAMS JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED SUBJECT PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DAVID WAYNE ADAMS BY WARRANTY DEED FROM JEFFREY T. DOBYNS, AND WIFE, AMY DOBYNS, RECORDED ON THE 2ND DAY OF MARCH, 2009 IN INSTRUMENT NO. 20090302-0018142, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; AND B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 34; SAID REGISTER'S OFFICE.

unimproved ( )

This is improved (X) property, known as 2206 Belmont Blvd, 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.

BILL GARRETT, Davidson County
Trans:T20110016012 DEEDWARR
Recvd: 03/17/11 16:03 2 pgs
Fees:13.00 Taxes:2775.00
20110317-0021172

Witness my/our hand(s) this 15th day of March, 2011.

David Wayne Adams

Sarah Adams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Wayne Adams and Sarah Adams, 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 15th day of March, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
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