BILL GARRETT, Davidson County
Trans:T20110016163 DEEDWARR
Recvd: 03/18/11 12:33 2 pgs
Fees:13.00 Taxes:761.09
20110318-0021389

This instrument was prepared by:
OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2011030005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $205,700.00

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this 14th day of March, 2011.

Affiant

E. Manning
Notary Public comm. exp 1-6-15

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Belay Capital Partners 1, LLC 804 Walden Drive Franklin, TN 37064	New Owner	126-160A-516.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Marvin G Blanton and wife, Anna K. Blanton**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Belay Capital Partners 1, LLC**, a TN limited liability company hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 291 on the Final Plat of Riverwalk, Phase 3C, as of record in Instrument 200507060077607, as corrected by Surveyor's Certificate of Correction in Instrument 200703300038464, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marvin G. Blanton and wife Anna K. Blanton by deed from Fifth Third Bank, NA of record in Instrument 200909010081981, as corrected by Surveyor's Certificate of Correction in Instrument 2007603300038464, Register's Office for Davidson County, Tennessee, dated July 1, 2009. And being the same property conveyed to Fifth Third Bank, NA by Substitute Trustee's Deed from Thomas W. Lawless, as Substitute Trustee of record in Instrument 200807310078599, Register's Office for Davidson County, Tennessee, dated July 22, 2008. And further, being the same property conveyed to Corinthian Custom Homes, Inc., a Tennessee Corporation by deed from Riverwalk Development Partners, Inc., a Tennessee Corporation of record in Instrument 200607030078995, Register's Office for Davidson County, Tennessee, dated June 28, 2006.

This is improved property known as **7213 Riverfront Drive, Nashville, TN 37221.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 14th day of March, 2011.

Marvin G Blanton

Anna K. Blanton

STATE OF Tennessee
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Marvin G Blanton and Anna K. Blanton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of March, 2011.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011