Record & Return To:
Watauga Title Company

BILL GARRETT, Davidson County
Trans:T20110030207 DEEDWARR
Recvd: 05/20/11 12:52 2 pgs
Fees:13.00 Taxes:736.30
20110520-0038848

WARRANTY DEED

G-VRE-11-1403

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES: 8-19-13
(AFFIX SEAL)

M. L. HICKERNELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON 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: (NAME)	MAP PARCEL NUMBERS
Jason Jenkins	PrimeLending, A PlainsCapital Company	
1403 Russell Street (ADDRESS)	18111 Preston Road, Ste. 900 (ADDRESS)	83-13-274.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (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 MARK DUBOSE, UNMARRIED AND REBECCA REID FEWELL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON JENKINS , AN UNMARRIED MAN AND MATTHEW NIEHOFF, AN UNMARRIED MAN, TENANTS IN COMMON WITH RIGHTS 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 NO. 43 OF BLOCK "E" ON THE MAP OF THE SUBDIVISION OF LINDSLEY HOME PLACE, AS OF RECORD IN BOOK 2, PAGE 92, CHANCERY COURT AT NASHVILLE. SAID LOT NO. 43 FRONTS 50 FEET ON THE NORTHERLY SIDE OF RUSSELL STREET AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN MARK DUBOSE AND REBECCA REID FEWELL, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM PHILLIP CANTRELL AND WIFE, AND AMANDA CANTRELL, RECORDED ON THE 2ND DAY OF JULY, 2002 IN INSTRUMENT NO. 20020702-0079731, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 2, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THE EXECUTION OF THIS DEED DUE TO THE PROPERTY NEVER HAVING BEEN THEIR PRIMARY OR MARITAL RESIDENCE; PROPERTY USED FOR INVESTMENT PURPOSES ONLY.

unimproved ( )
This is improved (X) property, known as 1403 Russell 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.

Witness my/our hand(s) this 17th day of May, 2011.

Stephen Mark DuBose by Rebecca Reid Fewell, Attorney-In-Fact

Stephen Mark DuBose by Rebecca Reid Fewell, Attorney-In-Fact

Rebecca Reid Fewell

Rebecca Reid Fewell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Reid Fewell, 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 17th day of May, 2011.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 3, 2012

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of May, 2011, before me personally appeared Rebecca Reid Fewell 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 Mark DuBose and who acknowledged he/she/they executed the same as the free act and deed of the said Stephen Mark DuBose.

Witness my hand and official seal, this the 17th day of May, 2011.

Notary Public

My Commission Expires:

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 3, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903