WARRANTY DEED

G-FSBO-11-1307

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

Subscribed and sworn to before me, this 13th DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DANA DELMONTH NOTARY PUBLIC STATE OF TENNESSEE 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
Belmont Real Estate Holdings,	Belmont Real Estate Holdings,	
1900 Belmont Boulevard (ADDRESS)	(NAME) 1900 Belmont Boulevard (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	105-9-67.00

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 WILLIAM H. CHURCHILL AND CARRIE E. HAMLIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BELMONT REAL ESTATE HOLDINGS, II, A TENNESSEE LIMITED LIABILITY CORPORATION, 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 7, D.B. BLAKEMORE'S SUBDIVISION OF LAWRENCE LAWN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 165, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM H. CHURCHILL AND WIFE, CARRIE E. HAMLIN BY WARRANTY DEED FROM STEFAN E. BIRD-POLLAN AND WIFE, JENNIFER E. BIRD-POLLAN, RECORDED ON THE 21ST DAY OF JULY, 2004 IN INSTRUMENT NO. 20040721-0087466, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN INSTRUMENT NO. 20090918-0087483 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1307 Acklen Avenue, 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 13th day of May, 2011.

William H. Churchill

Carrie E. Hamlin

BILL GARRETT, Davidson County
Trans:T20110030868 DEEDWARR
Recvd: 05/24/11 13:16 2 pgs
Fees:13.00 Taxes:1461.50
20110524-0039724

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Churchill and Carrie E. Hamlin, 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 13th day of May, 2011.

Mary Frances Rudy
Notary Public

My Commission Expires: 5-20-14

(SEAL)



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