RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED	State of Tennessee County of ~~Williamson~~ Davidson The actual consideration or value, whichever is greater, for this transfer is ~~$299,350.00~~ $299,000.00 Affiant Subscribed and Sworn to before me, this 5th day of July, 2011. Notary Public My commission expires: 12-21-14

BILL GARRETT, Davidson County
Trans:T20110042144 DEEDWARR
Recvd: 07/13/11 11:28 2 pgs
Fees:13.00 Taxes:1106.30
20110713-0053564

JENNY AVERHOFF NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Ron Flax-Davidson 2803 Brightwood Avenue Nashville, TN 37212	SWBC Mortgage Corp. 5055 Maryland Way Brentwood, TN 37027	11704023400

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Amy Dortch and Rose Dortch, heirs at law of Phillip Anthony Dortch, deceased,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Ron Flax-Davidson and wife Cheryl Flax-Davidson**, hereinafter called the Grantee(s), their heirs and assigns, a 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. 95 on the Plan of Belmont Terrace of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 95 fronts 50 feet on the westerly side of Brightwood Drive and runs back between parallel lines 161.5 feet to a line in the rear which measures 50 feet thereon.

Being the same property conveyed to Phillip Anthony Dortch by deed from Alan Bruce Steinwald of record in Book 6147, page 561, Register's Office for Davidson County, Tennessee. The said Phillip Anthony Dortch having since died intestate and his heirs at law being Amy Dortch and Rose Dortch as evidenced by the Affidavit of Heirship recorded simultaneously herewith.

Taxes for the year 2011 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 421, Page 101, said Register's Office.

This is (x) improved ( ) unimproved property known as 2803 Brightwood Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 5th day of July, 2011.

Amy Dortch

Attorney in fact

Rose Dortch
By Amy Dortch by Power of Attorney of record in Instrument No. 20110713-0053563
Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Amy Dortch** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of July, 2011.

Notary Public

My Commission Expires: 1/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On July 5, 2011, before me personally appeared Amy Dortch to me known to be the person who executed the foregoing instrument in behalf of Rose Dortch and acknowledged that she executed same as the free act and deed of said Rose Dortch for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of July, 2011.

My Commission Expires: 1/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public