RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN110435

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110049873 DEEDWARR
Recvd: 08/15/11 12:42 2 pgs
Fees:13.00 Taxes:381.10
20110815-0062773

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2011.

NOTARY PUBLIC

My commission expires: 8-4-14

HUNTLY GORDON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric S. Ventress 111 Vaden Drive Nashville, TN 37211	Same address as new owner	133-03-0-166.00

FOR AND IN CONSIDERATION of the sum of One Hundred Three Thousand and 00/100 Dollars ($103,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THOMAS W. VENTRESS, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ERIC S. VENTRESS, unmarried,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land is Davidson County, Tennessee, being Lot No. 154 on the plan of Glencoe Acres Section II, as of record in Plat Book 1835, Page 136, Register's Office for said county, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas W. Ventress by Quitclaim Deed from Linda E. Ventress, dated 11/19/1993, recorded 12/9/1993, of record in Book 9181, page 612, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 1835, page 136; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 111 Vaden Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2011 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 5th day of August, 2011.

THOMAS W. VENTRESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Thomas W. Ventress, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5th day of August, 2011.

Notary Public

Printed Notary Name

My commission expires: 8-4-14

HUNTLY GORDON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY