# WARRANTY DEED

R-VRE-11-1212

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 |
|---|---|---|
| Lee Andrew Davis | Franklin American Mortgage Company | |
| 1212 North 5th Street (ADDRESS) | 501 Corporate Centre Dr # 400 (ADDRESS) | |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | Franklin, TN 37067 (CITY) (STATE) (ZIP) | 071-16-0-180.00 |

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 BMG PROPERTIES & HOLDINGS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LEE ANDREW DAVIS, AN UNMARRIED MAN, AND STEPHEN CODY BELEW, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT(S) TO 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. 44 AND LOT 45 ON THE PLAN OF OAKWOOD PARK OF RECORD IN PLAT BOOK 421, PAGE 12, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BMG PROPERTIES & HOLDINGS, LLC BY DEED FROM WALTER J. JUNG OF RECORD IN INSTRUMENT NUMBER 20081020-0105139, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 11, 2008. ALSO SEE WARRANTY DEED IN INST # 20060501-0049253.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 12; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved ( X ) property, known as 1212 North 5th Street, Nashville, Tennessee 37207
(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.

BILL GARRETT, Davidson County
Trans:T20110079268 DEEDWARR
Recvd: 12/15/11 09:09 2 pgs
Fees:13.00 Taxes:425.13
20111215-0097511

Witness my/our hand(s) this 12th day of December, 2011.

BMG Properties & Holdings, LLC

BY: _____
Walter Jung, Sole Member

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Walter Jung, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Sole Member of BMG Properties & Holdings, LLC, the within named bargainor, a limited liability company, and that he/she as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of December, 2011.

_____
Notary Public
My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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