WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Amanda Vaught
Affiant

Subscribed and sworn to before me, this 16th DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES: 1-6-2015
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
KATHERINE REDMOVIC
DAVIDSON COUNTY
My Commission Expires January 6, 2015

R-BR-11-0410

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
Adam Bokesch	Fifth Third Mortgage Co. (NAME)	
410 S. 15th Street (ADDRESS)	5001 Kingsley Dr. (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Cincinnati OH 45227 (CITY) (STATE) (ZIP)	83-13-351.00

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, I/we ANDY L. FRENCH, II, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ADAM BOKESCH AND LAUREN CASKEY, 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 SITUATED IN DAVIDSON COUNTY, TN:

BEING THE SOUTHERLY 65 FEET 11 INCHES OF THE EASTERLY 150 FEET OF BLOCK X, HOME PLACE OF MRS. ELIZA M. LINDSLEY, DECEASED, AS SHOWN ON PLAN OF RECORD IN PLANT BOOK 2, PAGE 92, CHANCERY COURT IN THE OF DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SAID PART OF BLOCK "X" FRONTS 65 FEET 11 INCHES ON THE WESTERLY SIDE OF SOUTH 15TH STREET AND RUNS BACK BETWEEN PARALLEL LINES WITH THE NORTHERLY MARGIN OF SHELBY AVENUE 150 TO A DEAD LINE.

BEING PART OF THE SAME PROPERTY CONVEYED TO ANDY L. FRENCH, II BY DEED FROM MARION JENKINS, EXECUTRIX OF THE ESTATE OF ROSA L. PARRISH, DECEASED OF RECORD IN INSTRUMENT NUMBER 20060804-0095917, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 31, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 2, PAGE 92; 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 410 S. 15th 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.

Record & Return To:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
File No. AV-11-410

BILL GARRETT, Davidson County
Trans: T20110079949 DEEDWARR
Recvd: 12/19/11 08:36 2 pgs
Fees: 13.00 Taxes: 673.40
20111219-0098428

Witness my/our hand(s) this 16th day of December, 2011.

Andy L. French, II, by Kristen Holscher as Attorney in Fact

Andy L. French, II, by Kristen Holscher as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of December, 2011, before me personally appeared Kristen Holscher 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 Andy L. French, II, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Andy L. French, II, unmarried.

Witness my hand and official seal, this the 16th day of December, 2011.

Notary Public

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

My Commission Expires:

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