DO NOT PUBLISH

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Carl Test
Affiant

Subscribed and sworn to before me, this 29th DAY OF December, 2011.

Dana Delworth
Notary Public

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

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

R-VRES-11-1709

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
Julian Keith Getty	new owner (NAME)	
1709 Sweetbriar Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	117-4-75.00

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 JERRY W. OWENS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JULIAN KEITH GETTY AND WIFE, KRISTYN E. GETTY, 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 THE WEST ONE-HALF OF LOT 262, PLAN OF BELMONT LAND COMPANY CALLED "BELMONT HEIGHTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 34, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. SAID PART OF LOT FRONTS 50 FEET ON THE SOUTH SIDE OF SWEETBRIAR AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 175 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JERRY W. OWENS, UNMARRIED BY WARRANTY DEED FROM GEORGE DEGERBERG, MARRIED, RECORDED ON THE 16TH DAY OF DECEMBER, 2010 IN INSTRUMENT NO. 20101216-0100056, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 421, PAGE(S) 34, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1709 Sweetbriar 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.

BILL GARRETT, Davidson County
Trans:T20120001299 DEEDWARR
Recvd: 01/06/12 09:20 2 pgs
Fees:13.00 Taxes:3145.00
20120106-0001464

Witness my/our hand(s) this 29th day of December, 2011.

Jerry W. Owens

STATE OF Tennessee
COUNTY OF Davidson

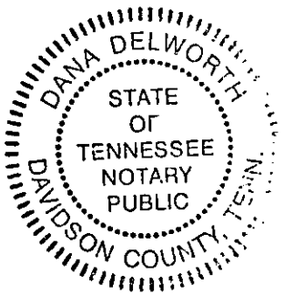
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry W. Owens, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 29th day of December, 2011.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)



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