Record + Return

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of March, 2012 by and between **Masonhope Company, LLC**, hereinafter referred to as GRANTOR, and **Alexander Graham and Kristen Graham, husband and wife**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 and the westerly half of Lot No. 2 of Block 8 on the Plan of Subdivision of Blocks 1 to 8 inclusive in Yarborough's Subdivision of Woodland, as of record in Plat Book 57, page 155, Register's office for said County.

This Conveyance is Subject to the Following:

1. All easements, restrictions and any other matters of record in said Register's Office.

2. Easements, setback lines and other matters as shown on the plat of Subdivision of Blocks 1 to 8 Inclusive in Yarborough's Subdivision of Woodland, of record in Plat Book 57, page 155 Register's office for Davidson County, Tennessee.

Being the same property conveyed to Masonhope Company, LLC by Warranty Deed from David Christopher Beals, unmarried dated April 11, 2011 and recorded April 25, 2011 of record in Instrument No. 20110425-0031506, Register's office for Davidson County, Tennessee. Previously being the same property conveyed to David Christopher Beals by Quitclaim Deed from David Miller Beals dated July 27, 2010 and recorded March 28, 2011 of record in Instrument No. 20110328-0023549 Register's Office for Davidson County, Tennessee.

This is [XX]improved [ ]unimproved property known as: 753 Benton Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

BILL GARRETT, Davidson County
Trans:T20120022190 DEEDWARR
Recvd: 03/27/12 13:06 2 pgs
Fees:13.00 Taxes:1702.00
20120327-0025995

Masonhope Company, LLC

By: _____
Jonathan Jones, Sole Member

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A. Turner, a Notary Public of said State and County aforesaid, personally appeared **Jonathan Jones** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Sole Member** of **Masonhope Company, LLC**, the within named bargainor, a corporation, and that he/she as such **Sole Member**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **Sole Member**.

Witness my hand and seal, at office in Franklin, TN, this the 15th day of March, 2012.

Notary Public
My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of Property Owner:
Alexander Graham and Kristen Graham
753 Benton Avenue
Nashville, TN 37204

Send Tax Statements to:
F&M Bank
10 Cadillac Way Ste 100
Brentwood, TN 37027

Map & Parcel 105-10-311.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $460,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 15th day of March, 2012.

Notary Public

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
12-1-076