BILL GARRETT, Davidson County
Trans:T20120029323 DEEDWARR
Recvd: 04/23/12 10:53 3 pgs
Fees:18.00 Taxes:3145.00
20120423-0034366

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, Tennessee 37201
(615) 255-2191

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL I.D. NUMBER:
GEORGE CARTER PAINE, III, et ux. 4415 Harding Place Nashville, TN 37215	Avenue Bank 3823 Cleghorn Avenue Nashville, TN 37215	13006005400

STATE OF TENNESSEE)
:COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

~~GEORGE CARTER PAINE, III~~ SHERRI ATWELL

SUBSCRIBED AND SWORN to before me, Kimberly R. Daugher, by ~~CARTER PAINE~~ SHERRI ATWELL this 19th day of April, 2012.

KIMBERLY R. DAUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires: May 6, 2013

FOR AND IN CONSIDERATION of the sum of Eight Hundred and Fifty Thousand Dollars ($850,000.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, ROBERT J. WARNER, JR., and wife, RUTH R. WARNER, hereinafter "GRANTORS", have this day bargained and sold and do hereby transfer and convey unto GEORGE CARTER PAINE, III and KRISTIN PAINE, husband and wife, hereinafter "GRANTEES", their heirs and assigns, certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate,

title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever. GRANTORS covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for those matters shown below.

GRANTORS further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS my hand this 19 day of April, 2012.

ROBERT J. WARNER, JR.

RUTH R. WARNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Warner McNeilly III, of said county, ROBERT J. WARNER, JR. and RUTH R. WARNER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, this 19th day of April, 2012.

NOTARY PUBLIC

My Commission Expires:

9/8/17

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 8, 2013

EXHIBIT A

Land in Davidson County, Tennessee, being the easterly 139 feet of Lot No. 13 and the westerly 50 feet of Lot No. 20 on the Map of the Subdivision of Block "C", Belle Meade Plan No. 2, of record in Book 421, page 58, Register's Office for said County.

Said parts of said Lots Nos. 13 and 20 adjoin and front together 189 feet on the southerly side of Harding Place and run back between lines, 294 feet on the easterly line of part of Lot No. 20 and 284 feet on the westerly line of part of Lot No. 13 to a dead line in the rear on which they measure 189 feet.

Being the same property conveyed to Robert J. Warner, Jr., and wife, Ruth R. Warner, by deed from W. H. Knox, Jr., and wife Ruth Gardner Knox, of record in Book 3129, page 105, Register's Office for Davidson County, Tennessee.

The street address of the above property is 4415 Harding Place Nashville, Tennessee.

Said property is conveyed subject to the following:

1. 2012 and subsequent years real property taxes are a lien, but not yet due and payable.

2. Easement for Sanitary Sewer dated July 20, 1981, of record in Book 5787, page 360, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Plan of record in Book 421, page 58, Register's Office for Davidson County, Tennessee.