WARRANTY DEED

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

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

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF MAY, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-4-16

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04505 WILLIAMSON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
James Oliver Williams, Jr and Katherine Scott Williams	same SUNTRUST	10416023200
1917 Beechwood Avenue	901 SOMMA AVE	
Nashville, TN 37212	RICHMOND, VA 23227	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PHILLIP M. STINSON AND WILLIAM J. MITCHELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JAMES OLIVER WILLIAMS, JR , AND WIFE, KATHERINE SCOTT WILLIAMS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1917 Beechwood Avenue, Nashville, TN 37212

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/or 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/or 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.

Witness our hand on the 11th day of May, 2012.

Phillip M. Stinson

William J. Mitchell

BILL GARRETT, Davidson County
Trans:T20120035679 DEEDWARR
Recvd: 05/15/12 12:32 2 pgs
Fees:13.00 Taxes:3145.00
20120515-0041933

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, PHILLIP M. STINSON AND WILLIAM J. MITCHELL, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 11th day of May, 2012.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee being the West part of Lot No. 220 on the Map of Belmont Land Company's Plan of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 220 fronts 72.5 feet on the Southerly side of Beechwood Avenue and runs back 175.0 feet on the Easterly line and 175.31 feet on the Westerly line along the Easterly margin of an alley, to another alley in the rear, on which it measure 65.6 feet.

Being the same property conveyed by Warranty Deed from Michelle Wise, unmarried to Phillip M. Stinson and William J. Mitchell as recorded on the 16th day of May, 2011 in Instrument No. 20110516-0037189 and Warranty Deed from Ronald W. Wise and wife, Patricia V. Wise to Michelle Wise, an unmarried person as recorded on the 2nd day of December, 2008 in Instrument No. 20081202-0116967, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF BELMONT LAND COMPANY'S PLAN, as recorded in Plat Book 421, Page(s) 34, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).