WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **29th** day of **May, 2012.**

Notary Public

MY COMMISSION EXPIRES: May 6, 2013
(AFFIX SEAL)

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

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen P. Branden	OWNER	10406020000
(NAME)	(NAME)	
301 32nd Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Danna B. Owen, a single person,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ellen P. Branden,** _____, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 23 and part of Old Dudley Avenue lying between Lots No. 22 and 23 on the Plan of the Bransford Realty Company's West End Place Subdivision, of record in Book 332, page 15, and map changing location of Dudley Ave. of record in Book 547, page 141, said Register's Office as follows:

Beginning at a point 107 feet south of the southwest corner of 32nd Avenue South and Dudley Ave, is now located: thence with the westerly margin of 32nd Avenue South, southwardly 40 feet to an iron stake at the corner of Lots Nos. 23 and 24; thence with the line between said two lots, westwardly 150 feet to an iron stake in the Easterly margin of an alley; thence with said alley, northwardly 40 feet to a point; thence eastwardly 150 feet to the westerly margin of 32nd Avenue South, the point of beginning.

Being the same property conveyed to Danna B. Owen by Warranty Deed from Leuhrsen Construction, LLC, dated July 30, 2007 and filed on July 31, 2007 in Instrument Number 20070731-0090526, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20120040837 DEEDWARR
Recvd: 06/04/12 12:39 2 pgs
Fees:13.00 Taxes:2775.00

20120604-0048354

This is improved property, known as 301 32nd Avenue South, 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 Grantees, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

Witness my hand this **29th** day of **May, 2012.**

Danna B. Owen

STATE OF WASHINGTON
COUNTY OF ISLAND

Personally appeared before me, the undersigned authority, **Danna B. Owen**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **29th** day of **May, 2012.**

JENNY ELFRETT NOTARY PUBLIC STATE OF WASHINGTON

Notary Public

My commission expires:
August 5, 2012