THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203-A
Nashville, Tennessee 37215

CRT File No. 12050823

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $270,000.00.

Carney Coats
Affiant

Subscribed and sworn to before me, this6th day of June, 2012.

J. Brandon Miller
Notary Public
My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120042604 DEEDWARR
Recvd: 06/08/12 14:35 2 pgs
Fees:13.00 Taxes:999.00
20120608-0050406

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Vancleve and Kelly Vancleve 1139 Cahal Avenue Nashville TN 37206	Suntrust Mortgage, Inc. 1001 Semmes Ave RVW-5093 Richmond, VA 23224	Tax Parcel ID No. 072-14-433.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Evan M. Baines and wife, Amanda M. Baines** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Vancleve and Kelly Vancleve, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lots No. 19 and 20 on the Plan of E. T. Brown's Subdivision of part of Lot No. 1 of the Cahal Plan as of record in Book 332, Page 84, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Steven K. Michaels, Jr. and wife, Koral Michaels to Evan M. Baines and wife, Amanda M. Baines as recorded on the 26th day of July, 2010 in Instrument No. 20100726-0058482; Warranty Deed from Michael P. Gallagher and wife, Bente Gallagher to Steven K. Michaels, Jr., unmarried as recorded on the 13th day of October, 2006 in Instrument No. 20061013-0127586 and Quitclaim Deed from Steven K. Michaels, Jr. to Steven K. Michaels, Jr., as recorded on the 22nd day of June, 2010 in Instrument No. 20100622-0048812, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E.T. BROWN'S, as recorded in Plat Book 332, Page(s) 84.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1139 Cahal Avenue Nashville TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of June, 2012.

Evan M. Baines

Amanda M. Baines

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Evan M. Baines and Amanda M. Baines, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of June, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014