WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $668,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

R-VRES-12-232

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley Pitt Charles Belden	Wesley Pitt Charles Belden	
232 Cherokee Road (ADDRESS)	232 Cherokee Road (NAME) (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	103-12-0-048.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BLAIR P. DURHAM AND WIFE, KELLEY DURHAM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WESLEY PITT CHARLES BELDEN AND CLARA LINDNER BELDEN, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 47 OF BLOCK "I" ON THE PLAN OF CHEROKEE PARK, THIRD SECTION OF RECORD IN PLAT BOOK 843, PAGES 2 AND 3, IN THE 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 TO BLAIR P. DURHAM AND WIFE, KELLEY DURHAM BY WARRANTY DEED FROM NANCY J. WAHL, MARRIED OF RECORD AT INSTRUMENT NO. 20070418-0046171, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 10, 2007.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 843, PAGES 2 AND 3, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND THE 2012 PROPERTY TAXES WHICH HAVE BEEN PRORATED BETWEEN THE PARTIES HEREIN AND ASSUMED BY THE GRANTEES.

unimproved ( )
This is improved (X) property, known as 232 Cherokee Road, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 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 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/our hand(s) this 27th day of June, 2012.

Blair P. Durham

Kelley Durham by Blair P. Durham, attorney-in-fact

BILL GARRETT, Davidson County
Trans:T20120048921 DEEDWARR
Recvd: 07/03/12 09:59 2 pgs
Fees:13.00 Taxes:2471.60

20120703-0058316

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of June, 2012, before me personally appeared Blair P. Durham to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of June, 2012.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of June, 2012, before me personally appeared Blair P. Durham to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kelley Durham and who acknowledged he executed the same as the free act and deed of the said Kelley Durham.

Witness my hand and official seal, this the 27th day of June, 2012.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903