Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120050190 DEEDWARR
Recvd: 07/09/12 10:52 2 pgs
Fees:13.00 Taxes:745.55
20120709-0059981

State Of Tennessee
County Of Wilson

The actual consideration or value, whichever is greater, for this transfer is $201,500.00

Affiant

Subscribed and sworn to before me this 29 day of June, 2012.

Notary Public
My commission expires: 12-27-12

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15

03-1204-37639

Address of New Owner:	Send Tax Bills to:	Tax-Information
Donald Stombaugh 4504 Illinois Avenue Nashville TN 37209	Fifth Third Mtg 5001 Kingsley Drive Cincinnati Ohio 45227	091-12-0 010.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Blue Ridge Homes, LLC Series 3**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Donald Stombaugh and wife, Joanne Stombaugh**, hereinafter called the Grantees, their successors 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 on the westerly one-half Lots No. 122,124, 126, 128, 130, and 132, Block 65, on the Plan of No. 1 of West Nashville, of record in Book 57, Pages 74 & 75, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said parts of Lots No. 122,124, 126, 128, 130, and 132 front together 55 feet on the northerly margin of Illinois Avenue and extend back northwardly and between parallel lines, and with the easterly margin of an alley, 150 feet to a dead line in the rear.

Being the same property conveyed to Blue Ridge Homes, LLC, Series 3, by Quitclaim Deed from Mark Hayes, dated December 31, 2008, recorded January 13, 2009 in Instrument No. 20090113-0003282, Register's Office for Davidson County, Tennessee. (The grantee herein, Joanne Stombaugh, is one and the same person and Jo Anne Stombaugh.)
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4504 Illinois Avenue, Nashville, TN 37209

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, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 29th day of June, 2012.

Blue Ridge Homes, LLC Series 3

By: _____, member
Mark Hayes
its Managing Member

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark Hayes, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of Blue Ridge Homes, LLC Series 3, the within named bargainor, and that he is authorized by Blue Ridge Homes, LLC Series 3 to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 29th day of June, 2012.

Rachelle Caudill

State of Tennessee at Large

My Commission expires 9/22/14

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY