WARRANTY DEED

G-VRE-12-1803

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/18/14

(AFFIX SEAL)

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

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
Michael Blount	PRMI	
1803 Eastside Avenue	(NAME) 4750 W. Wiley Post Way	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Salt Lake City, UT 84116	094-2-112.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JONATHAN A. DAVIS AND WIFE, CAROLL E. DAVIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL BLOUNT AND ASHLEY BLOUNT, 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 121 IN THE UNITED ELECTRIC RAILWAY'S ADDITION TO EAST NASHVILLE, A PLAN OF WHICH IS OF RECORD IN BOOK 161, PAGE 8, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 121 FRONTS 50 FEET ON THE NORTH SIDE OF EASTSIDE, FORMERLY ASHWORTH AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM LEIGH SKILLINGTON, UNMARRIED TO JONATHAN A. DAVIS AND WIFE, CARROLL E. DAVIS AS RECORDED ON THE 8TH DAY OF JUNE, 2009 IN INSTRUMENT NO. 20090608-0052881 AND WARRANTY DEED FROM ERNESTO SCHIRATTI, AN UNMARRIED PERSON TO LEIGH SKILLINGTON AS RECORDED ON THE 5TH DAY OF NOVEMBER, 2008 IN INSTRUMENT NO. 20081105-0110244, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 161, PAGE 8 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 1803 Eastside Avenue, Nashville, Tennessee 37206
(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.

BILL GARRETT, Davidson County
Trans:T20120062003 DEEDWARR
Recvd: 08/20/12 13:54 2 pgs
Fees:13.00 Taxes:865.80

20120820-0074539

Witness my/our hand(s) this 15th day of August, 2012.

Jonathan A. Davis

Caroll Davis by

Caroll E. Davis by Jonathan A. Davis,
Attorney in Fact

Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan A. Davis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of August, 2012.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of August, 2012, before me personally appeared Jonathan A. Davis 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 Caroll E. Davis and who acknowledged he executed the same as the free act and deed of the said Caroll E. Davis.

Witness my hand and official seal, this the 15th day of August, 2012.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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