THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** ~~**Record & Return To:**~~ **First Title & Escrow Co., Inc.** **FTEC File No. 30811-08-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $684,000.00. Affiant Subscribed and sworn to before me this 25th day of September, 2012. Notary Public My Commission Expires: 12-10-12

HILLARY TORRENCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Helen Sfikas Rogers and Lawrence J. Kamm 4045 Vailwood Drive Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117 130 04400

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, **M. Jane Cleveland**, unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Helen Sfikas Rogers and Lawrence J. Kamm, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4045 Vailwood Drive, Nashville, TN 37215.

Subject property is not now, nor has it ever been, the marital residence of the Grantor herein.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 25th day of September, 2012.

M. Jane Cleveland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **M. Jane Cleveland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of September, 2012.

Notary Public

My Commission Expires:

My Commission Expires NOV 3, 2015

BILL GARRETT, Davidson County
Trans:T20120072453 DEEDWARR
Recvd: 09/26/12 08:57 2 pgs
Fees:13.00 Taxes:2530.80

20120926-0087380

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Part Three, Wallace Subdivision, of record in Plat Book 1130, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to M. Jane Cleveland, married, by deed dated April 11, 1997, from Marjorie T. Warfield, unmarried, of record in Book 10418, page 314, Register's Office for Davidson County, Tennessee. M. Jane Cleveland was divorced by Final Decree entered on May 7, 1997, in the matter of Martha Jane Cleveland vs. Barry Evan Friedman, Docket No. 97D-526, Davidson County Circuit Court Clerk's Office. M. Jane Cleveland and Martha Jane Cleveland are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2012, which have been prorated between the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1130, page 82, Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 1037, page 572, Register's Office for Davidson County, Tennessee.

Return To: Perrone & Young, Attorneys At Law
109 Westpark Drive, Ste. 330
Brentwood, TN 37027