WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-RE-12-604

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
James S. Sweeney, III	New owner	
PO Box 2495 (ADDRESS)	(NAME) (ADDRESS)	
Hendersonville, TN 37077 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	61-6-53

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, I/we LEE TRAVIOLI AND NATALIE TRAVIOLI, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES S. SWEENEY, III, 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. 5 ON THE PLAN OF THE SUBDIVISION OF THE NORTHERLY PART OF MRS. LELA HAGAN'S 29.13 ACRE TRACT IN MAPLEWOOD NOT OF RECORD DESCRIBED ACCORDING TO (A SURVEY MADE BY W. B. SOUTHGATE, SURVEYOR, OCTOBER 10, 1935. AS FOLLOWS:

BEGINNING IN THE CENTER OF MAPLEWOOD LANE AT A POINT 668.2 FEET WEST OF THE WESTERLY MARGIN OF HUTSON AVENUE, SAID POINT BEING THE CORNER OF LOT NOS. 4 AND 5, THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTH 13 DEG. WEST 500 FEET, THENCE NORTH 87 DEG. WEST 100 FEET TO THE COMER OF LOT NOS. 5 AND 6, THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTH 13 DEG. EAST 500 FEET TO THE CENTER OF MAPLEWOOD LANE, THENCE WITH SAID LANE, SOUTH 87 DEG. EAST 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LEE TRAVIOLI AND NATALIE TRAVIOLI, HUSBAND AND WIFE BY CASH DEED FOR TENNESSEE FROM THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON D.C. OF RECORD IN INSTRUMENT NUMBER 20110705-0051367, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 28, 2011 AND RECORDED ON JULY 5, 2011.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON D.C. BY SUBSTITUTE TRUSTEE'S DEED FROM PATRICK A. TAGGART, ON BEHALF OF MCC TN, LLC, SUBSTITUTE TRUSTEE OF RECORD IN INSTRUMENT NUMBER 20110323-0022503, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 27, 2011 AND RECORDED ON MARCH 23, 2011.

BEING THE SAME PROPERTY CONVEYED TO STACY RICKARD BY QUITCLAIM DEED FROM KRISTI RICKARD OF RECORD IN INSTRUMENT NUMBER 20081107-0110762, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 28, 2008 AND RECORDED ON NOVEMBER 7, 2008. PURSUANT TO FINAL DECREE OF DIVORCE, IN THE EIGHTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, STYLED STACY LEE RICKARD VS. KRISTIE CARROLL RICKARD, CASE NO. 08D-1222.

BEING THE SAME PROPERTY CONVEYED TO STACY RICKARD AND KRISTIE RICKARD, HUSBAND AND WIFE BY WARRANTY DEED FROM DELORES Y. SPURLOCK, A MARRIED WOMAN OF RECORD IN INSTRUMENT NUMBER 20021108-0138333, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 7, 2002 AND RECORDED ON NOVEMBER 8, 2002.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 604 Maplewood Lane, Nashville, Tennessee 37216

BILL GARRETT, Davidson County
Trans:T20120086572 DEEDWARR
Recvd: 11/13/12 14:45 2 pgs
Fees:13.00 Taxes:166.50

20121113-0104472

(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 9th day of November, 2012.

Lee Travioli by [signature] as Attorney in Fact

Lee Travioli by David Earl Adcock, II, as
Attorney in Fact

Natalie Travioli by [signature] as Attorney in Fact

Natalie Travioli by David Earl Adcock, II, as
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of November, 2012, before me personally appeared David Earl Adcock, II 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 Lee Travioli and Natalie Travioli and who acknowledged he/she/they executed the same as the free act and deed of the said Lee Travioli and Natalie Travioli.

Witness my hand and official seal, this the 9th day of November, 2012.

[signature]
Notary Public

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

My Commission Expires: 5-2014

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