WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120086610 DEEDWARR
Recvd: 11/13/12 15:11 2 pgs
Fees:13.00 Taxes:814.00
20121113-0104516

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$220,000.00.**

Affiant

Subscribed and sworn to before me this **7th** day of **November, 2012.**

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brett C. Pumphrey	New Owner	082-07-0-188.00
333 Hancock Street		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nashville Rehabbers, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brett C. Pumphrey and Cameron Vaughan Pumphrey, married** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 48 on the plan of East Nashville Real Estate Company's Plan of Lots, of record in Book 57, page 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jerry Earwood, by deed from Mary E. Labate, an unmarried individual, on April 12, 2012, of record in Instrument Number 20120425-0035258, Register's Office for Davidson County, Tennessee. And further conveyed to Nashville Rehabbers, LLC by Quitclaim Deed from Jerry Earwood of record in Instrument Number 20120522-0044411, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 57, page 11, Register's Office Davidson County, Tennessee.

This is improved property known as: **333 Hancock Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 7, 2012.

Nashville Rehabbers, LLC

president
By Jerry M. Earwood. Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared JERRY M. EARWOOD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of Nashville Rehabbers, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as a Member (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY