THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12112327**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, this 28th day of November, 2012. Notary Public My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20120090987 DEEDWARR
Recvd: 11/29/12 13:57 2 pgs
Fees:13.00 Taxes:1665.00
20121129-0109674

NICHOLAS S. AKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-03-15

WARRANTY DEED

Address New Owner: Laura P. Beene 2530 Blair Blvd Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10411029800

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, **Kristina M. Buchholz, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura Pierce Beene, a single woman**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 136, BRANSFORD REALTY COMPANY'S SUBDIVISION OF EDGAR JONES HOME PLACE, as shown on plat of record in Plat Book 421, Page 7, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kristina M. Buchholz by Deed from BancorpSouth Bank, recorded on the 2nd day of September, 2009 in Instrument No. 20090902-0082746, in the Register's Office of Davidson County, Tennessee.

Clint James, husband of Kristina M. Buchholz, hereby joins in the signing of this Warranty Deed to convey any marital interest he may have in the subject property

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY COMPANY'S SUBDIVISION OF EDGAR JONES HOME PLACE.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 2530 Blair Blvd Nashville, TN 37212.

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 28th day of November, 2012.

Kristina M. Buchholz

Kristina M. Buchholz

Clint James

Clint James

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kristina M. Buchholz and Clint James, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of November, 2012.

NICHOLAS S. AKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2015

Notary Public

My Commission Expires: _____