THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1668

BILL GARRETT, Davidson County
Trans:T20120092832 DEEDWARR
Recvd: 12/05/12 10:22 2 pgs
Fees:13.00 Taxes:767.47
20121205-0111837

Property Address:
508 South 12th Street, Nashville, TN 37206
83-13-242

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Stephen E. Wallace**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **21/32 Properties**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

BEING LOT NO. 27 ON THE PLAN OF PAYNE, BLAKEMORE AND CUMMINGS ADDITION to EAST NASHVILLE, as shown by Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which reference is made for the complete description.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Eric L. Ellis, unmarried, dated January 4, 2006, and recorded January 6, 2006, in the Register of Deeds for the County of Davidson, as Document No. 20060106-0002363.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $207,423.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $207,423.00

Subscribed and sworn before me this the 29th day of November, 2012

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN.
(Affix Seal)

My Comm. Expires
May 5, 2015

Affiant

Notary Public

WITNESS Grantor's hand this 29th day of November, 2012.

_____{Seal}
Stephen E. Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of November, 2012, before me the undersigned officer, personally appeared Stephen E. Wallace, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he executed same as his free act and deed.

SELENA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 3, 2015

_____
Notary Public

My Commission expires: _____

Grantor's Name, Address, Phone:
Stephen E. Wallace

Grantee's Name, Address, Phone:
21/32 Properties
508 S. 12th Street
Nashville, TN 37206

SEND TAX STATEMENTS TO THE GRANTEE.