WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,565.00

Virginia A. Ware
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

JOYCE E. LEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

G-KW-12-1518

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kristin Elizabeth Ware	**Same as New Owner**	
(NAME)	(NAME)	**83-13-400.00**
1518 Russell Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we **JUSTIN CHAPMAN PRINCE, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KRISTIN ELIZABETH WARE, A SINGLE PERSON,** 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 THE EASTERLY 33 FEET OF LOT NO. 82 AND THE WESTERLY 17 FEET OF LOT 83, BLOCK "J" ON THE PLAN OF THE SUBDIVISION OF THE LINDSLEY HOME PLACE, AS OF RECORD IN PLAN BOOK 2, PAGE 92, CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE. SAID PARTS OF SAID LOTS 82 AND 83 FRONT TOGETHER 50 FEET ON THE SOUTHERLY SIDE OF RUSSELL ST. AND EXTEND BACK BETWEEN PARALLEL LINES 160 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ANGELA GOODWIN TO JUSTIN CHAPMAN PRINCE AS RECORDED ON THE 27TH DAY OF AUGUST, 2012 IN INSTRUMENT NO. 20120827-0077116 AND WARRANTY DEED FROM NOBLE PROPERTIES, INC. TO JUSTIN PRINCE AS RECORDED ON THE 6TH DAY OF APRIL, 2006 IN INSTRUMENT NO. 20060406-0039844, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

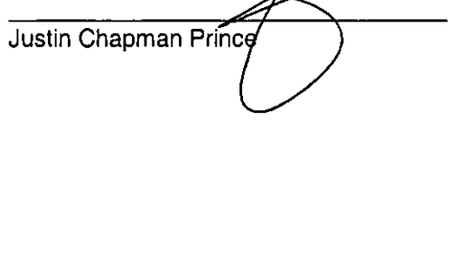
THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOKK 2, PAGE 92 CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **1518 Russell Street Nashville, Tennessee 37206**
(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.

BILL GARRETT, Davidson County
Trans:T20130003850 DEEDWARR
Recvd: 01/15/13 09:11 2 pgs
Fees:13.00 Taxes:1437.69
20130115-0004561

Witness my/our hand(s) this 10th day of January, 2013.



Justin Chapman Prince

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin Chapman Prince, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

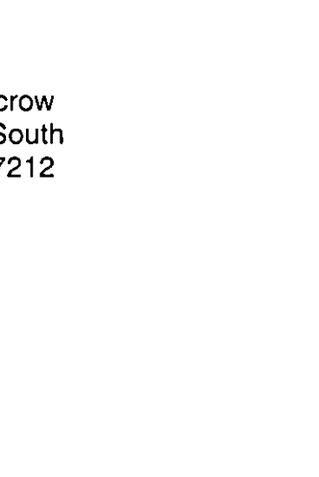
Witness my hand and official seal, this the 10th day of January, 2013.



Notary Public

My Commission Expires: 5-2014

(SEAL)



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212