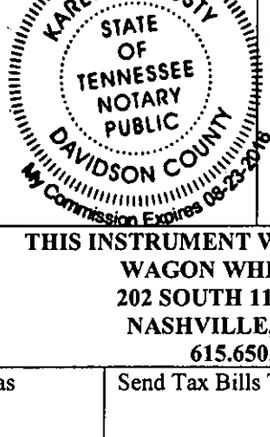
Warranty Deed

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $300,000.00. Affiant Subscribed and sworn to before me, this the 20th day of February, 2013. Notary Public My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
April Hollingsworth Linda Noonkesser	New Owner	
1111 Calvin Avenue		083-05-0-223.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES EDMUND JUSTUS AND JENNIFER JUSTUS,** HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **APRIL HOLLINGSWORTH, UNMARRIED, AND LINDA*NOONKESSER, ~~UNMARRIED~~,†** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

† and husband David R. Noonkesser (OA)

** JENNIFER JUSTUS JOINS IN THIS CONVEYANCE TO CONVEY MARITAL AND ANY OTHER RIGHTS

*S.

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Subdivision of Calvin Davis Lot, (Z. W. Ewing Tr.), Part of Block B in F.O. Beasley's Plan of East Nashville, of record in Plat Book 57, Page 85, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50.0 feet on the north side of Calvin Avenue and runs back between parallel lines 150.0 feet to a dead line.

Being the same property conveyed to James Edmund Justus by Quitclaim Deed from Jennifer Culpepper Justus of record at Instrument No. 20120618-0053176, Register's Office for Davidson County, Tennessee, dated June 18, 2012 and recorded on June 18, 2012.

Being the same property previously conveyed to James E. Justus and Jennifer C. Justus, husband and wife, by Warranty Deed from Brian D. Kierce and wife, Megan Kierce, recorded as Instrument No. 20070103-0001106, in the Register's Office for Davidson County, Tennessee, dated December 12, 2006 and recorded January 3, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1111 Calvin Avenue, Nashville, TN 37206.

BILL GARRETT, Davidson County
Trans:T20130018442 DEEDWARR
Recvd: 03/06/13 13:43 2 pgs
Fees:13.00 Taxes:1110.00
20130306-0022410

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of February, 2013.

James Edmund Justus

Jennifer Justus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Edmund Justus and Jennifer Justus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of February, 2013.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste C~~
Mt Juliet TN 37122