WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-13-3804

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harlan Dodson, Trustee of the D218 Land Trust	Same as New Owner	
1310 6th Ave. N (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	061-15-0-300.00

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, I/we CHRISTINA BUCKELEW, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HARLAN DODSON, TRUSTEE OF THE D218 LAND TRUST, WITH FULL POWER TO MORTGAGE, SELL, TRANSFER OR CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY, 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 LOT NO. 35 ON THE MAP OF THE SUBDIVISION OF MAPLEWOOD HOME TRACT OF RECORD IN PLAT BOOK 421, PAGE 174, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 35 FRONTS 100 FEET ON THE EASTERLY SIDE OF BAXTER ST. (AVE.) AND RUNS BACK BETWEEN PARALLEL LINES 225 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO CHRISTINA BUCKELEW, UNMARRIED BY WARRANTY DEED FROM DAVID B. CROSS, UNMARRIED OF RECORD AT INSTRUMENT NO. 20050726-0086857, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 22, 2005 AND RECORDED ON JULY 26, 2005. THE SAID CHRISTINA BUCKELEW HAVING SINCE MARRIED.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; AND B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 174, SAID REGISTER'S OFFICE.

CHAD L'EPLATTENIER JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY.

unimproved ( )
This is improved (X) property, known as 3804 Baxter Ave, Nashville, Tennessee 37216
(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:T20130025037 DEEDWARR
Recvd: 03/28/13 08:05 2 pgs
Fees:13.00 Taxes:481.00
20130328-0030299

Witness my/our hand(s) this 22nd day of March, 2013.

Christina Buckelew

Chad L'Eplattenier

STATE OF Tennessee
COUNTY OF Davidson

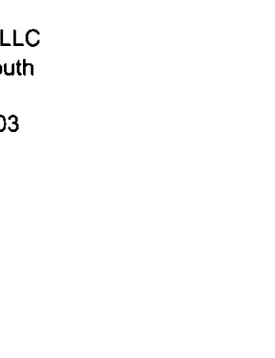
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christina Buckelew and Chad L'Eplattenier, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of March, 2013.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903