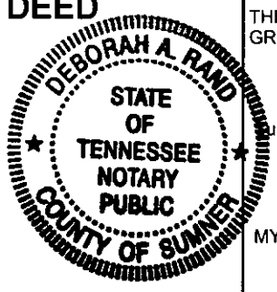
WARRANTY DEED



STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $498,500.00

Brenda Shelly
Affiant

Subscribed and sworn to before me, this 1st DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 12/28/13
(AFFIX SEAL)

R-VRES-13-922

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
John Austin Lee, III	John Austin Lee, III	
922 Montrose Avenue	(NAME) 922 Montrose Avenue	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	118-01-0-305.00
(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, I/we AUTUMN R. KEY, AN UNMARRIED WOMAN,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN AUSTIN LEE, III, 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. 103 ON THE PLAN OF MONTROSE PLACE OF RECORD IN PLAT BOOK 57, PAGE 93, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO AUTUMN R. KEY, AN UNMARRIED WOMAN BY WARRANTY DEED FROM DANIEL ZACHARIAH LEVY. JOINED BY HIS SPOUSE BRANDI LEVY OF RECORD AT INSTRUMENT NO. 20110406-0026680, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 31, 2011 AND RECORDED ON APRIL 06, 2011.

BEING THE SAME PROPERTY CONVEYED TO DANIEL ZACHARIAH LEVY, AN UNMARRIED MAN BY WARRANTY DEED FROM RANDALL W. COX, AN UNMARRIED PERSON OF RECORD AT INSTRUMENT NO. 20060502-0050754, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 28, 2006 AND RECORDED ON MAY 02, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 93, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 922 Montrose Avenue, Nashville, Tennessee 37204
(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:T20130027271 DEEDWARR
Recvd: 04/04/13 09:09 2 pgs
Fees:13.00 Taxes:1844.45
20130404-0033195

Witness my/our hand(s) this 1st day of April, 2013.

Autumn R. Key

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Autumn R. Key, 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 1st day of April, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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