WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130030255 DEEDWARR
Recvd: 04/12/13 14:39 2 pgs
Fees:13.00 Taxes:1104.45

20130412-0036627

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$298,500.00.**

Affiant

Subscribed and sworn to before me this 9TH day of APRIL, 2013.

Notary Public
My Commission expires: 7-8-13
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Levi J. Douglas	SWBC MORTGAGE CORP.	072-03-0-234.00
1307 Greenfield Avenue	9311 SAN PEDRO AVE., #100	
Nashville, TN 37216	SAN ANTONIO, TX 78216	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **New Hope Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Levi J. Douglas and Katie B. Douglas, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Lot No. 1 on the plan of the subdivision of part of the East Nashville Golf and Country Club Lands as of record in Book 421, pages 142 and 143, Register's Office for Davidson County, Tennessee, and described according to a survey of Harold F. Morris, surveyor, dated February 25, 1971, as follows: Beginning at a point in the northeasterly margin of Greenfield Avenue 300 feet northwesterly from Golf Street; thence continuing with said avenue, northwesterly 100 feet to the southeasterly margin of Kennedy Avenue; thence with the same, northeasterly 186.58 feet to a point; thence southeasterly 98.5 feet to a point; thence southwesterly 183 feet to the point of beginning.

Being the same property conveyed to Cornerstone Investments, Inc. by Trustee's Deed from Shellie Wallace, as Successor Trustee and J.P. Sellers, as Co-Trustee on July 8, 2011 of record in Instrument Number 20110720-0055632, Register's Office for Davidson County, Tennessee. And further conveyed to New Hope Properties, LLC by Quitclaim Deed from Cornerstone Investments, Inc. of record in Instrument Number 20110728-0057916, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 142 and 143, Register's Office Davidson County, Tennessee.

This is improved property known as: **1307 Greenfield Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this April 10, 2013.

New Hope Properties, LLC

By Lane Wallace, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Lane Wallace, 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, and who further acknowledged that he is the Chief Manager of New Hope Properties, LLC and he is authorized by managing members to execute this instrument on its behalf.

Witness my hand and official seal at office this 10th day of April, 2013.

Notary Public

My Commission Expires: 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY