WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130036889 DEEDWARR
Recvd: 05/03/13 09:36 2 pgs
Fees:13.00 Taxes:1590.63

20130503-0044712

B-SR-13-1909

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WANDA J. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires October 7, 2014

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
Roger Lewis Cole, Jr.	Roger Lewis Cole, Jr.	
1909 Beechwood Ave.	(NAME) 1909 Beechwood Avenue	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	104-16-0-236.00
(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 WARREN BAINBRIDGE AND WIFE, CANDI BAINBRIDGE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROGER LEWIS COLE, JR. AND WIFE, SARAH ELLA COLE, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING THE EASTERLY ONE-HALF OF LOT NO. 221 ON THE PLAN OF BELMONT LAND COMPANY'S PLAN OF LOTS CALLED "BELMONT HEIGHTS" OF RECORD IN PLAT BOOK 421, PAGE 34, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID EAST HALF OF LOT NO. 221 FRONTS 50.0 FEET ON THE SOUTH SIDE OF BEECHWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 175.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO WARREN BAINBRIDGE AND WIFE, CANDI BAINBRIDGE BY DEED FROM JASON ROSS AND WIFE, COURTNEY ROSS OF RECORD AT INSTRUMENT NO. 20100610-0045161, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 7, 2010 AND RECORDED ON JUNE 10, 2010.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 34; INSTRUMENT NUMBER 20060519-0059158, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1909 Beechwood Ave., Nashville, Tennessee 37212
(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.

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

Warren Bainbridge

Candi Bainbridge

STATE OF Tennessee
COUNTY OF Davidson

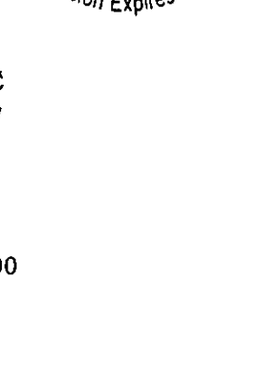
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Warren Bainbridge and Candi Bainbridge, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 1st day of May, 2013.

Notary Public

My Commission Expires:

(SEAL)



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

Lawrence W. Kern
5118 ParkAvenue #600
Memphis, TN 38117