NEW OWNER:

Taylor B. Wootton and James K. Fleming, Jr.
1910 Beechwood Avenue
Nashville, Tennessee 37212

SEND TAX BILLS TO:
~~NEW OWNER~~ Suntrust mortgage
1001 Semmes Ave
Richmond, VA 23224

Map 104
Group 16-0
Parcel 180.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 13-0250

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130037136 DEEDWARR
Recvd: 05/03/13 13:09 3 pgs
Fees:18.00 Taxes:2412.40
20130503-0045000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Fifty Two Thousand and 00/100 Dollars ($652,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PHILLIP BEAULIEU, Jr. and wife, DAWN BOROMEO BEAULIEU** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **TAYLOR B. WOOTTON AND JAMES K. FLEMING, Jr., joint tenants with rights of survivorship,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being part of Lot No. 218 on the Plan of Belmont Land Company's Plan of Lots called "Belmont Heights" as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Beginning in the northerly margin of Beechwod Avenue, at a point 15 feet West of the Southeast corner of said Lot No. 218; thence North 183 1/2 feet, more or less, to the South margin of an alley, being 17.3 feet West of the Northeast corner of said Lot No. 218; thence with the South margin of said alley, West 56.7 feet; thence South 183 feet, more or less, to the North margin of said Avenue; thence East with the North margin of said Avenue, 54.7 feet to the beginning.

Being the same property conveyed to Phillip Beaulieu, Jr. and Dawn Boromeo Beaulieu by Warranty Deed from James W. Felch and wife, Barbara Felch and Thomas G. Felch and wife, Christina M. Felch, dated September 1, 2009 and of record in Instrument No. 20090908-0084108, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1910 Beechwood Ave., Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 1st day of May, 2013.

Phillip Beaulieu, Jr.
PHILLIP BEAULIEU, Jr.

By: Celia Stewart Rouse, Attorney-In-Fact
Celia Stewart Rouse, Attorney-In-Fact
Pursuant to Power of Attorney of
Record in Book *, Page _____, RODCT.
* 20130503-0044999

Dawn Boromeo Beaulieu
DAWN BOROMEO BEAULIEU

By: Celia Stewart Rouse, Attorney-In-Fact
Celia Stewart Rouse, Attorney-In-Fact
Pursuant to Power of Attorney of
Record in Book *, Page _____, RODCT.
* 20130503-0044999

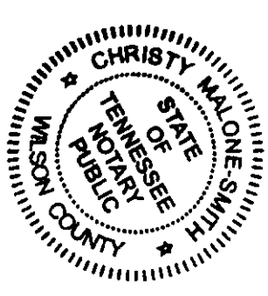
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CELIA STEWART ROUSE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **PHILLIP BEAULIEU, JR. AND DAWN BOROMEO BEAULIEU**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of May, 2013

Christy Malone-Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-16-2013



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The actual consideration or value, whichever is greater, for this transfer is **$652,000.00.**

Christy Malone Smith
AFFIANT

Sworn to and subscribed to before me this 18th day of May, 2013.

Phyllis D. Swenson
NOTARY PUBLIC

My commission expires: 4.9.2016

PHYLLIS D. SWENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY