BILL GARRETT, Davidson County
Trans:T20130038338 DEEDWARR
Recvd: 05/08/13 10:09 2 pgs
Fees:13.00 Taxes:888.00

20130508-0046349

# WARRANTY DEED

B-JK-13-1505

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

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 |
|---|---|---|
| DreamInc. | DreamInc. | |
| 1403 Elmwood Avenue (ADDRESS) | (NAME) 1403 Elmwood Avenue (ADDRESS) | |
| Nashville, TN 37212 (CITY) (STATE) (ZIP) | Nashville, TN 37212 (CITY) (STATE) (ZIP) | 105-13-0-115.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CLARENCE EDWARD COBBINS, SR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DREAMINC., A TENNESSEE CORPORATION, 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 THE EASTERLY ONE-HALF OF LOT NO. 76 ON THE PLAN OF BELMONT LAND COMPANY'S PLAN OF LOTS, AS OF RECORD IN PLAT BOOK 421, PAGE 34, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT FRONTS 50 FEET ON THE SOUTH SIDE OF ELMWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 188 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO WALTER L. MORTON, ET UX SYLVIA L. MORTON BY WARRANTY DEED FROM BEN MCCLENDON AND WIFE, MARY KATHERINE MCCLENDON OF RECORD IN BOOK 4720, PAGE 204, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 18, 1973 AND RECORDED ON JUNE 19, 1973. WALTER L. MORTON DIED INTESTATE OCTOBER 22, 1993 LEAVING SYLVIA L. MORTON AS SURVIVING TENANT BY THE ENTIRETY. SYLVIA L. MORTON DIED TESTATE (WILL NOT PROBATED) ON NOVEMBER 27, 2012. SYLVIA L. MORTON WAS SURVIVED BY ONE SON, CLARENCE EDWARD COBBINS, SR. AND PRE-DECEASED BY TWO SONS, PATRICK L. COBBINS AND HILLIARD L. LEWIS, JR. AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20130508 0046343, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

KENNETH LEWIS, LATONJA LEWIS AND PATRICK CARUTHERS, THE HEIRS AT LAW OF PATRICK L. COBBINS AND HILLIARD L. LEWIS, JR. EXECUTED QUITCLAIM DEEDS, RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20130508 0046346, INSTRUMENT NO. 20130508 0046347 AND INSTRUMENT NO. 20130508 0046348, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO CONVEY ANY AND ALL INTEREST THEY MAY HAVE HAD IN OR TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING 2013 COUNTY TAXES WHICH ARE NOT YET DUE AND PAYABLE, AND PLAT BOOK 421, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 1505 Elmwood Avenue, 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 3rd day of May, 2013.

Clarence Edward Cobbins, Sr.

Clarence Edward Cobbins, Sr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clarence Edward Cobbins, Sr., 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 3rd day of May, 2013.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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