Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130058227 DEEDWARR
Recvd: 07/09/13 10:39 2 pgs
Fees:13.00 Taxes:656.75
20130709-0070774

This instrument prepared by ~~& return to:~~ Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of July, 2013, by and between Joe N Pendleton and Sharon D Pendleton, a married couple, party of the first part, and Robert H Dalton Jr, unmarried , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of Grande Villa, Section 2, as of record in Book 4675, Page 158, Register's Office for said County, to which plat reference is hereby made for a more complete and detailed description of said lot.

Being all or part of the same property conveyed to Sharon D. Pendleton and Joe N. Pendleton, by virtue of that certain Warranty Deed dated February 18, 1999, at Book 11353, Page 580 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Joe N Pendleton

Attorney In Fact
Sharon D Pendleton, by Joe N Pendleton,
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Joe N Pendleton, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of July, 2013.

Notary Public

My Commission Expires: 1-6-15

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, duly commissioned and qualified, Joe N Pendleton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Sharon D Pendleton as her attorney in fact, for the purposes therein contained and that he executed the same as the free act and deed of Sharon D Pendleton.

WITNESS my hand and official seal at office this 3rd day of July, 2013.

Jacqueline G Brown
Notary Public

My Commission Expires: 1-6-15

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Property Owner & Address: Robert H Dalton Jr
@ property address

Tax Parcel No 03215005000

Property Address: 1381 Laboldi Avenue
Nashville, TN 37207

MAIL TAX
BILLS TO: New Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $177,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Leonne Beech
AFFIANT

SUBSCRIBED AND SWORN TO before me this 3rd day of July, 2013.

Jacqueline G Brown
Notary Public

My Commission Expires: 1-6-15

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE