Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

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

39-B
File #13-1264

BILL GARRETT, Davidson County
Trans:T20130058261 DEEDWARR
Recvd: 07/09/13 11:15 2 pgs
Fees:13.00 Taxes:1961.00
20130709-0070823

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laura Bailey Rhodes and spouse, Al J. Rhodes, III**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eloise N. Key, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lots 11 and 13 on the Map of Bransford Realty Company's and Johnson Bransford's Subdivision of part of a 40 acre tract and all of Lot 27 and part of Lot 28 in Deer Park Subdivision as recorded in Book 421, Page 67, Register's Office for said County.

Beginning at a point in the northerly margin of Bellevue Drive South 100 feet east of the corner of Lots Nos. 9 and 11; thence northerly 253.7 feet to a point in the south line of Lot No. 10, which point is 7.5 feet east of the common westerly corner of Lots 10 and 11; thence easterly 55 feet to a point, the corner of said lots, and of lots nos. 12 and 13; thence with the line between lots 11 and 13, south 8 3/4 degrees west 137.5 feet to a point; thence easterly, parallel to the north margin of Bellevue Drive South, 5 feet to a point; thence southerly parallel to the lines between lots 11 and 13, 120 feet to the north margin of Bellevue Drive South; thence with the margin of the same westerly 102 feet to the beginning.

Being the same property conveyed to Laura Bailey Rhodes and spouse, Al J. Rhodes, III by Warranty Deed from Leigh B. Johnson and spouse, Warren M. Johnson, Jr. dated 1-31-97 of record in Book 10338, Page 906, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 116 Bellevue Drive South, Nashville TN, 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of June, 2013.

Laura Bailey Rhodes

Laura Bailey Rhodes

Al J. Rhodes, III

Al J. Rhodes, III

State of Tennessee)
County of Davidson)

On this 28th day of June, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Laura Bailey Rhodes and Al J. Rhodes, III, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 530,000.00.

X Laura Bailey Rhodes
Affiant

Sworn and subscribed before me on this the 28th day of June, 2013.

Notary Public

My Commission Expires: 6/15/14

NEW OWNER:
Eloise N. Key
116 Bellevue Drive South
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
New Owner
@ (property address)

TAX MAP-PARCEL #:
116-14-13