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

39-B
File #13-1254

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 **Judith B. Stroup and husband, Steven L. Stroup,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **James A. Haltom and Claire C. Haltom, husband and wife,** 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 Lot No. 32 on the plan of Devonshire Manor, Section One, of record in Book 5200, pages 122 and 123, Register's Office for said County.

Said Lot No. 32 fronts 185.13 feet on the southerly side of Old Hickory Boulevard and extends back southwardly 327.70 feet on the westerly line and 280.0 feet on the easterly line to a dead line in the rear measuring 193.46 feet thereon.

Being the same property conveyed to Judith B. Stroup by deed from James C. Cheek and wife, Virginia W. Cheek dated August 14, 1980, of record in Book 5637, page 865, and by Quitclaim Deed from Steven L. Stroup, of record in Book 9132, page 788, Register's Office for 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.

Steven L. Stroup is married to Judith B. Stroup and joins in the execution of this instrument to convey any martial interest that he may have.

This is improved property, known as: 2513 Old Hickory Boulevard, Nashville TN, 37221.

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 24th day of July, 2013.

Judith B. Stroup

Steven L. Stroup

BILL GARRETT, Davidson County
Trans:T20130063627 DEEDWARR
Recvd: 07/25/13 14:34 2 pgs
Fees:13.00 Taxes:3034.00
20130725-0077274

State of Tennessee)
County of Davidson)

On this 24th day of July, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Judith B. Stroup and Steven L. Stroup, 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: 5-8-17

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 820,000.00.

Affiant

Sworn and subscribed before me on this the 24th day of July, 2013.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
James A. Haltom	First Tennessee Bank	157-104.00
2513 Old Hickory Boulevard	300 Court Ave 3rd Fl	
Nashville, TN 37221	Memphis, TN 38103	