Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130071464 DEEDWARR
Recvd: 08/19/13 14:53 2 pgs
Fees:13.00 Taxes:534.65
20130819-0087156

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133374

WARRANTY DEED

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of August, 2013.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Banks M. Camak, III 2413 Fairbrook Drive Nashville, TN, 37214	new owner	073070060.00

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Four Thousand Five Hundred and 00/100 Dollars ($144,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **RICHARD H. RICE JR., MARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **BANKS M. CAMAK, III, UNMARRIED**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot #371 on the plan of Sunset View, Section VI, as of record in Book 2900, Pages 54 and 55, Register's Office for said county.

Said Lot #371 fronts 110 feet on the east side of Fairbrook Drive and runs back 243.6 feet on the north line and 264.9 feet on the south line to a dead line in the rear measuring 128.65 feet.

Being the same property conveyed to Richard H. Rice, Jr., by Warranty Deed from Richard H. Rice, Jr. and Philip S. Rice, dated 11/19/2008, recorded 11/18/2008, of record in Instrument# 20081118-0113755, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 2413 Fairbrook Drive, Nashville, TN, 37214.

This conveyance is made subject to all matters as shown on plat of Record in Book 2900, page 54 and 55; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower, or marital interest as contemplated by Tennessee law.

WITNESS MY HAND, this the 15th day of August, 2013.

RICHARD H. RICE JR.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Richard H. Rice Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15 day of August, 2013.

Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014