BOX 50-B

RETURN TO:

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13090098

BILL GARRETT, Davidson County
Trans:T20130088858 DEEDWARR
Recvd: 10/15/13 13:34 2 pgs
Fees:13.00 Taxes:754.80
20131015-0107746

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $204,000.00.

Affiant

JAMES A. WAE... STATE OF TENNESSEE NOTARY PUBLIC ... DAVIDSON CO., TN.

Subscribed and sworn to before me, this 27th day of September, 2013.

Notary Public
My Commission Expires: 12-9-16

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Harmoni Kelley McCarty and Matthew Douglas McCarty 411 Rudolph Avenue Nashville TN 37206	Prime Lending 18111 Preston Rd #900 Dallas, Tx 75252	Tax Parcel ID No. 083-10-0-033.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amy Eller, unmarried and Mallie J. McCloud, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harmoni Kelley McCarty and Matthew Douglas McCarty, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 224 and the Southerly 7 feet of Lot 223 on the Map of McEwen Place, as of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No, 224 and the Southerly part of Lot No. 223 front together 37 feet on the Easterly side of Rudolph Street and runs back between parallel lines 128 feet to an alley.

Being the same property conveyed to Amy Eller, unmarried, and Mallie J. Mccloud, unmarried by Quitclaim Deed from Amy Eller, unmarried of record at Instrument No. 20090506-0041464 , Register's Office for Davidson County, Tennessee, dated April 24, 2009 and recorded on May 06, 2009.

Being the same property previously conveyed to Amy Eller from Andrew B. Newell, by Warranty Deed of record in Instrument Number 20060919-0116020, Register's Office for Davidson County, Tennessee, dated September 14, 2006 and recorded September 19, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 133, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 518, Page 444 and Book 635, Page 715, both in the Register's Office for Davidson County, Tennessee.

This is improved property located at 411 Rudolph Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of September, 2013.

Amy Eller

Mallie J. McCloud

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy Eller and Mallie J. McCloud, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2013.

Notary Public
My Commission Expires: _____

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