BILL GARRETT, Davidson County
Trans:T20130089877 DEEDWARR
Recvd: 10/18/13 11:10 2 pgs
Fees:13.00 Taxes:3453.19
20131018-0109023

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

39-B
File #13-1038

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 **The Rhodes Company, LLC,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Melinda Sava and Trevor M. Sava, wife and husband,** 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. A of Block "I" on the Map of Cherokee Park, Section 2, a Resubdivision of Lot 22 & Parts of Lots 21 and 23 as of record in Plat Book 3106, page 17, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Katherine Bellious, unmarried by deed from A and A Properties, Inc., a Tennessee corporation, dated May 5, 1989, of record in Book 7873, page 371, Register's Office for Davidson County, Tennessee. Property then conveyed to The Rhodes Company, LLC by deed from Mary Katherine Bellios, unmarried, dated March 20, 2012, of record as Instrument No. 20120321-0023873, 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.

This is improved property, known as: 239 Lauderdale Road, 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 7th day of October, 2013.

The Rhodes Company, LLC

By: Thomas Rhodes, Member

State of Tennessee)
County of Davidson)

On this 7th day of October, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Thomas Rhodes who under oath acknowledged himself to be a member of The Rhodes Company, LLC, 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
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 933,295.52.

Affiant

Sworn and subscribed before me on this the 7th day of October, 2013.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Melinda Sava	SunTrust Mortgage, Inc.	103-12-84
239 Lauderdale Road	901 Semmes Avenue	
Nashville, TN 37205	Richmond, VA 23224	