STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$82,000.00** (Eighty Two Thousand).

AFFIANT

Subscribed to and sworn before me this 14th day of January, 2014.

NOTARY PUBLIC MY COMMISSION EXPIRES: 5.1.1

Angela K. Robertson
State of Tennessee
Notary Public
(NOTARY SEAL)
Williamson County

Return to
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tennessee 37212

BILL GARRETT, Davidson County
Trans:T20140003935 DEEDWARR
Recvd: 01/17/14 11:47 4 pgs
Fees:23.00 Taxes:303.40
20140117-0004856

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Karina E. Argow 1111 Stockell Street Nashville,TN 37207	Franklin American Mortgage Company 501 Corporate Centre Dr., Ste. 400 Franklin, TN 37067	083203019400

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RICHARD J. VANBERCKELAER, married AND CHRISTOPHER BRAD MENNES AND LISA NEWELL MENNES, TRUSTEES, of the Christopher Brad Mennes and Lisa Newell Mennes Revocable Trust dated 3-29-07,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **KARINA E. ARGOW, unmarried,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot No. 115, on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, as shown on the Plat of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Richard J. VanBerckelaer and Christopher B. Mennes by deed from Richard J. VanBerckelaer, a/k/a Vanberckelaer and wife, Patricia D. VanBerckelaer, a/k/a VanBerckelaer and Christopher B. Mennes and wife, Lisa N. Mennes of record in Instrument Number 20060628-0077196. Christopher Brad Mennes and spouse, Lisa Newell Mennes conveyed a 1/2 undivided interest to Christopher Brad Mennes and Lisa Newell Mennes, Trustees of the Christopher Brad Mennes and Lisa Newell Mennes Revocable Trust dated 3/29/07. Richard J. VanBerckelaer hereby make oath that the above described property has never been the domicile of Richard J. VanBerckelaer.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **1111 STOCKELL STREET** **NASHVILLE,TN37207**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2013

WITNESS, this 14th day of January, 2014

Richard J. VanBerckelaer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of January, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Richard J. VanBerckelaer** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 14th day of January, 2014.

JEFFREY BRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: _____

WITNESS, this 14th day of January, 2014

Christopher Brad Mennes, Trustee of the Christopher Brad Mennes and Lisa Newell Mennes Revocable Trust, dated dated 3-29.07.

Lisa Newell Mennes, Trustee of the Christopher Brad Mennes and Lisa Newell Mennes Revocable Trust dated 3-29-07.

STATE OF)
COUNTY OF)

On this the 14th day of January, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Christopher Brad Mennes with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged to be the Trustee of the Christopher Brad Mennes and Lisa Newell Mennes Revocable Trust dated 3-29-07 named bargainor, and that as such being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the Christopher Brad Mennes and Lisa New Mennes Revocable Trust dated 3-29-07, by the said Christopher Brad Mennes as such Trustee.

Witness my hand and official seal on this the 14th day of January, 2014.

Notary Public

Commission Expires: _____

STATE OF)
COUNTY OF)

On this the 14th day of January, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lisa Newell Mennes with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged to be the Trustee of the Christopher Brad Mennes and Lisa Newell Mennes Revocable Trust dated 3-29-07 named bargainor, and that as such being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the Christopher Brad Mennes and Lisa New Mennes Revocable Trust dated 3-29-07, by the said Lisa Newell Mennes as such Trustee.

Witness my hand and official seal on this the 14th day of January, 2014.

CERTIFICATE OF ACKNOWLEDGMENT

State of California)
County of Los Angeles)

On January 14 2014 (Date) before me, Laura A. Turner (here insert name and title of the officer),
personally appeared Christopher Brad Menres and Lisa Newell Menres (Name(s) of Signer(s))
who proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ESI1 LAURA A. TURNER COMM. #1988738 Notary Public-California LOS ANGELES COUNTY My Comm. Exp. SEPT 19, 2016 ESI1

Signature _____
Signature of Notary Public

Place Notary Seal Above

Document: Warranty Deed