WARRANTY DEED

B-FH-13-1021

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann Sawyer Pace	NEW OWNER (NAME)	
1021 Woodmont Blvd. (ADDRESS)	(ADDRESS)	118-09-0 063.00
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RYAN WALLACE, UNMARRIED AND BRANDON SHERIFF, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANN SAWYER PACE AND DORTHY S. SAWYER, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EAST 90 FEET OF LOT NO. 31 ON THE MAP OF LEONTE SUBDIVISION, NOT OF RECORD, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY W. B. SOUTHGATE, SURVEYOR, IN DECEMBER, 1936, AND MARCH 1938, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF WOODMONT BOULEVARD 400 FEET EAST OF THE EASTERLY MARGIN OF GRANNY WHITE PIKE, AT THE CORNER OF LOT NOS. 31 AND 32; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 198 FEET TO THE CORNER OF SAID LOTS AND LOT NOS. 51 AND 52; THENCE WITH THE LINE BETWEEN LOT NOS. 31 AND 52 WESTERLY 90 FEET TO A POINT; THENCE NORTHERLY 200 FEET, MORE OR LESS, TO THE SOUTH MARGIN OF WOODMONT BOULEVARD; THENCE WITH THE MARGIN OF THE SAME, EASTERLY 90 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RYAN WALLACE, AN UNMARRIED MAN AND BRANDON SHERIFF, AN UNMARRIED MAN AND ANNE SHERIFF, AN UNMARRIED WOMAN BY WARRANTY DEED DATED 08/22/2008 FROM PAUL BOCZULAK OF RECORD IN INSTRUMENT 20080902-0089885, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BRANDON SHERIFF, A ONE-THIRD (1/3) INTEREST BY QUIT CLAIM DEED DATED 10/19/2012 FROM ANNE SHERIFF, UNMARRIED OF RECORD IN INSTRUMENT 20121023-0097085, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1021 Woodmont Blvd., Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. 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.

BILL GARRETT, Davidson County
Trans:T20140008350 DEEDWARR
Recvd: 02/05/14 11:25 2 pgs
Fees:13.00 Taxes:1720.50
20140205-0010195

Witness my/our hand(s) this 31st day of January, 2014.

Ryan Wallace by Brandon Sheriff, Attorney in Fact
Attorney in Fact

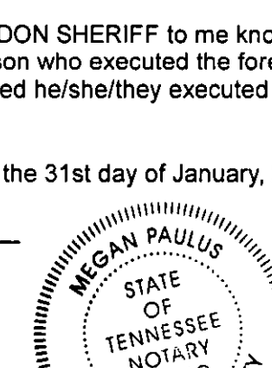
Brandon Sheriff

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON SHERIFF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of January, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared BRANDON SHERIFF to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RYAN WALLACE and who acknowledged he/she/they executed the same as the free act and deed of the said RYAN WALLACE.

Witness my hand and official seal, this the 31st day of January, 2014.

Notary Public
My Commission Expires: 1-9-16

(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903