BILL GARRETT, Davidson County
Trans:T20140013906 DEEDWARR
Recvd: 02/27/14 15:28 2 pgs
Fees:13.00 Taxes:536.50
20140227-0017121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Brandy Gowan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF February, 2014

R. KIRKLAND MOSER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 6-21-2016

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| MDS Realty Investments, Inc.<br>110387 Lamour Lane<br>Reno, NV 89521 | MDS Realty Investments, Inc.<br>110387 Lamour Lane<br>Reno, NV 89521 | 072-15-0-008.00 |

## Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

**ANGELA J. BELL, UNMARRIED**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**MDS REALTY INVESTMENTS, INC., A NEVADA CORPORATION**

hereinafter called the GRANTEES, their 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. 11 on the unrecorded Map showing Subdivision by Geo. A. Pickup of Lot No. 9 on the Map of Belle Forest Subdivision, which latter subdivision is of record in Book 547, page 22, Register's Office for said County and described as follows:

Beginning at a point in the northerly line of Cahal Avenue, being the common corner of Lots Nos. 9 and 20 of said Belle Forest Subdivision, and the southeast corner of Lot No. 11 of said Pickup's recorded plan; thence with the east line of Lot 11 along the westerly line of Lots 19 and 20 of Belle Forest Plan, northerly 183.3 feet to the corner of Lots Nos. 8, 18 and 19 of Belle Forest Subdivision, being the northeast corner of Lot No. 11 of Pickup's

Subdivision; thence westerly 75 feet; thence southerly 168 feet to the northerly line of Cahal Avenue; thence with the line of same easterly 75 feet to the beginning.

Being the same property conveyed to ANGELA J. BELL, by deed from CHAN MCCULLOUGH, CUSTODIAN FOR LANG MCCULLOUGH AND CHANDLER MCCULLOUGH, III, of record in Instrument No. 20020806-0094300, dated August 1, 2002, said Register's Office.

This improved property is known as 1805 Cahal Avenue, Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, 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.

Witness our hands this 27th day of February, 2014.

Angela J. Bell

Angela J. Bell

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Angela J. Bell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27 day of February, 2014.

Brandy Gomaz

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY