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

File #14-1064

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 **Aaron Winters, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lindsay C. Denton and Heath I. Baumhor, both unmarried, as Tenants in Common with the Right of Survivorship**, 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:

Being Lot No. 12 on the map of the Subdivision of the south portion of the Richmond property as of record in Book 974, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aaron Winters by Warranty Deed from Pamela Ann Burton, individually and as Executrix of the Estate of James Melton Wright dated 1-26-06 of record in Inst. No. 20060206-0014456, Register's Office, Davidson County, TN.

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: 913 West Eastland 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 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 26th day of March, 2014.

Aaron Winters

BILL GARRETT, Davidson County
Trans:T20140021439 DEEDWARR
Recvd: 03/31/14 14:53 2 pgs
Fees:13.00 Taxes:647.50
20140331-0026432

State of Tennessee)
County of Davidson)

On this 26th day of March, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Aaron Winters, 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: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
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: $ 175,000.00.

Affiant

Sworn and subscribed before me on this the 26th day of March, 2014.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:
Lindsay C. Denton
913 West Eastland Avenue
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
Suntrust Mortgage, Inc.
1001 Semmes Avenue
Richmond, VA 23224

TAX MAP-PARCEL #:
82-8-116