THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***235,000.00.

Affiant

Subscribed and sworn to before me this 27 day of May, 2014.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140038451 DEEDWARR
Recvd: 06/02/14 15:23 2 pgs
Fees:13.00 Taxes:869.50
20140602-0047461

ADDRESS OF NEW OWNER

Mary K. Fiorenzo
1703 Russell Street
Nashville, Tennessee 37206

SEND TAX BILLS TO

SAME

MAP & PARCEL NOS.

Tract 1
MAP 083-14-0
PARCEL 366.00

Tract 2
MAP 083-14-0
PARCEL 369.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Five Thousand and 00/100 Dollars ($***235,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Linda Marie Gerace-Hensley, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Mary K. Fiorenzo, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1:

BEING the westerly 30.0 feet of Lot No. 95 and the easterly 20.0 feet of Lot No. 96 in the subdivision of Priest Home Place, an unrecorded plan; being all of the property conveyed in Book 7320, Page 558, Register's Office for Davidson County, Tennessee; and further described according to a survey by Campbell Surveying Company, Inc., dated May 23, 1988, as follows:

SAID parts of Lot Nos. 95 and 96 front together 50.0 feet on the northerly margin of Russell Street and run back, between parallel lines, 160.0 feet to a dead line in the rear, whereon it measures 50.0 feet.

BEING the same property conveyed to Linda Marie Gerace, unmarried, by Warranty Deed dated May 15, 1991, from Gregg E. Colson, unmarried, of record in Book 9397, Page 321, Register's Office for Davidson County, Tennessee.

TRACT 2:

BEING located in the northeast quadrant of South 17th Street and Russell Street and being more particularly described as follows:

BEGINNING at an existing iron pin at the southeast corner of the Keith Dowd and Cleland Ratcliffe property (Instrument No. 20051230-0156797, in the Register's Office for Davidson County, TN), said pin being on the northerly right-of-way line of Russell Street; thence with the northerly right-of-way line of Russell Street, N 83°35'1O" W, a distance of 5.13 feet to a set iron pin and cap stamped DSDI, RLS1936; thence leaving said northerly right-of-way line of Russell Street with a severance line through said Keith Dowd and Cleland Ratcliffe property, N 07°O1'06" E, a distance 161.25 feet to a set iron pin and cap stamped DSDI, RLS 1936 on the northerly line of said Keith Dowd and Cleland Ratcliffe property; thence with the northerly line of said Keith Dowd and Cleland Ratcliffe property, S 83°35'12" E, a distance of 5.14 feet to an existing iron pin at the northwesterly corner of Linda Marie Gerace (nka Linda M. Hensley) as of record in Book

9397, Page 321, in the Register's Office for Davidson County, Tennessee; thence with the westerly line of said Linda Marie Gerace (nka Linda M. Hensley), S 07°01'19" W, a distance of 161.25 feet to the point of beginning and having an area of 828 square feet of 0.02 of an acre, more or less.

BEING same property conveyed to Linda M. Hensley, married (fka Linda Marie Gerace), by Quitclaim Deed dated January 12, 2010, from Keith Dowd, married, and Cleland Ratcliffe, married, of record as Instrument No. 20100120-0004918 in the Register's Office for Davidson County, Tennessee.

Douglas Arthur Hensley, spouse of Linda Marie Gerace-Hensley, joins in this conveyance to convey any interest he may have in the subject property, particularly any marital interest.

This is improved property known as 1703 Russell Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Lot 1 Russell Street Place of record as Instrument No. 20100629-0050683 in the Register's Office for Davidson County, Tennessee.

3. Driveway Easement of record as Instrument No. 20100126-0006459 in the Register's Office for Davidson County, Tennessee.

4. Water Line Easement of record as Instrument No. 20100126-0006460 in the Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 21 day of May, 2014.

Linda Marie Gerace-Hensley
Linda Marie Gerace-Hensley

Douglas Arthur Hensley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Marie Gerace-Hensley and Douglas Arthur Hensley, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21 day of May, 2014.

MITCHELL WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 8.21.17