WARRANTY DEED

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ Jefferson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,750.00

Martha Jane Laird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-03-17
(AFFIX SEAL)

ASHLEY NAYELY RODRIGUEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134062220
MY COMMISSION EXPIRES 10/03/2017

R-VRES-14-0419

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brenda Davis	Nations Lending Corporation	
(NAME)	(NAME)	
419 Barbara Drive	**4 Summit Park Drive, Suite 200**	**051-03-0-205.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Independence, OH 44131	
(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, I/we **MARTHA JANE LAIRD, TRUSTEE OF THE MARTHA JANE LAIRD REVOCABLE LIVING TRUST,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRENDA DAVIS, UNMARRIED,** 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 Lot No. 10 on the Plan of Stratton Heights of record in Plat Book 1835, Page 13, 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 Martha Jane Laird, Trustee of The Martha Jane Laird Revocable Living Trust by deed from Casey A. Henry, an unmarried woman of record in Instrument No. 20111215-0097469 Register's Office for Davidson County, Tennessee, dated December 08, 2011 and recorded on December 15, 2011. (Value of consideration shown in aforementioned deed $120,000.00.)

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Plan of record in Plat Book 1835, Page 13, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **419 Barbara Drive, Madison, Tennessee 37115**.

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:T20140039956 DEEDWARR
Recvd: 06/06/14 10:33 2 pgs
Fees:13.00 Taxes:609.58
20140606-0049361

Witness my/our hand(s) this the 3rd DAY OF JUNE, 2014.

The Martha Jane Laird Revocable Living Trust

BY: Martha Jane Laird Trustee

Martha Jane Laird
Trustee

STATE OF ~~TENNESSEE~~ COLORADO
COUNTY OF ~~DAVIDSON~~ JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA JANE LAIRD, TRUSTEE of THE MARTHA JANE LAIRD REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 3rd of June, 2014.

Notary Public
My Commission Expires: 10/15/2015
(SEAL)

NOTARY PUBLIC
ADAM BUCKLE
STATE OF COLORADO

My Commission Expires 10/15/2015

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212