THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31835-06-2014**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $900,000.00. Dawson L. Williams Affiant Subscribed and sworn to before me this 7th day of July, 2014. Notary Public My Commission Expires: KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Philip James LaForge 1514 Elmwood Avenue Nashville, TN 37212	Wells Fargo Bank, N.A. P.O. Box 11758 NEWARK, NJ 07101-4758	Map and Parcel No.: 104 160 38000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dawson L. Williams and wife, Pamela L. Williams** (collectively "Grantors") have this day bargained and sold, and do hereby transfer and convey to **Philip J. LaForge and Patricia A. LaForge, trustees of the LaForge Trust dated July 11, 2008** (collectively, "Grantees"), their successors, and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1514 Elmwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Davidson County DEEDWARR
Recvd: 07/07/14 15:59 4 pgs
Fees:23.00 Taxes:3330.00
20140707-0059731

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 7th day of July, 2014.

Dawson L. Williams

Dawson L. Williams

Pamela L. Williams

Pamela L. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Dawson L. Williams and Pamela L. Williams**, 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, at office, this 7th day of July, 2014.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Land in the 3rd, formerly the 22nd, Ward of the City of Nashville, Davidson County, Tennessee, being the westerly half of Lot No. 72 and the easterly 10 feet of Lot No. 73 on the Plan of Belmont Land Company's property, called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Said part of Lot Nos. 72 and 73 front together 60 feet on the northerly side of Elmwood Avenue and run back between parallel lines 188 feet to an alley.

Being the same property conveyed to Dawson L. Williams and wife, Pamela L. Williams, by deed dated November 25, 2009, from Bill Camp, married, of record in Instrument No. 20091203-0110674, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 104 160 38000.
2. All matters appearing on the Plan of record as Book 421, page 34, Register's Office for Davidson County, Tennessee.

True Copy Certification

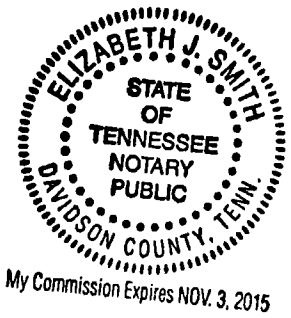
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires NOV. 3, 2015