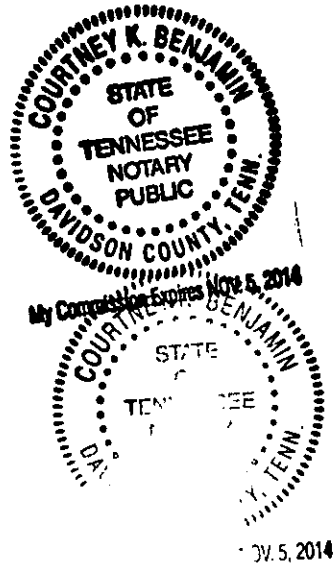


PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKS BLVD STE 106
HENDERSONVILLE, TN 37075

(1)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Connie L. Jumbs
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 2014.

Courtney K. Benjamin
NOTARY PUBLIC

My Commission Expires: 11/5/14

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:
Brennan C. Ward and Anna C. Ward 1001 Horseshoe Drive Nashville, TN 37210	Academy Mortgage Corp. 1220 East 7800 South Sandy, UT 84094	061-15-0-003.00

BILL GARRETT, Davidson County
Trans:T20140049912 DEEDWARR
Recvd: 07/14/14 09:27 2 pgs
Fees:13.00 Taxes:555.00
20140714-0061591

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

MITZI DICKERSON AS EXECUTRIX OF THE ESTATE OF MARY EZELL

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

BRENNAN C. WARD AND ANNA C. WARD, HUSBAND AND WIFE

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(s) 60, as shown on the map entitled Locust Grove Estates, of record in Plat Book 1424, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Henry G. Ezell and wife, Mary S. Ezell, by deed from Gaines and Gregory, a partnership composed of W. C. Gaines and Robert W. Gregory, of record in Book 1628, page 241, dated June 12, 1948, said Register's Office. The said Henry G. Ezell having since died on or about June 11, 2012, leaving the said Mary S. Ezell as the surviving tenant by the entirety. The said Mary S. Ezell also being known as Mary Lois Ezell having since died testate, on or about January 27, 2014. Her Last Will and Testament being filed in the Seventh

Circuit Court for Davidson County, Nashville, Tennessee, under Docket No. 14P241, directs the subject property to be administered as part of the Estate, subject to the control of the Executrix, Mitzi Dickerson.

This improved property is known as 1001 Horseshoe Drive, Nashville, TN 37216.

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 2 day of ~~June,~~ July 2014.

Mitzi Dickerson, Executrix

Mitzi Dickerson, Executrix of the Estate of Mary Ezell

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mitzi Dickerson, Executrix of the Estate of Mary Ezell, 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 2 day of ~~June~~ July, 2014.

Brandy Gomaz

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY