THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 650,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 2014 Notary Public MY COMMISSION EXPIRES: 3/16/18 (AFFIX SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall O. Ratliff	Fifth Third Mortgage Company	
114 Heady Drive	5001 Kingsley Drive	130-01-0D-002.00-CO
Nashville, TN 37205	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **William E. Ezell, III, aka W. E. Ezell, by and through Harry M. D'Olive, Jr., as Guardian ad Litem of William E. Ezell, III, pursuant to an Order of the Probate Court of Baldwin County, Alabama, dated July 2, 2014, in Case No. 30693**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randall O. Ratliff**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Belle Meade Highlands Townhomes, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20081205-0117842, Register's Office for Davidson County, Tennessee said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 24, Block J, on the Plan of 2nd Revised Plan, Highlands of Belle Meade No. 2 of record in Plat Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. E. Ezell by deed from HMJ Developers, LLC, a Tennessee limited liability company of record in Instrument No. 20090122-0005691 Register's Office for Davidson County, Tennessee, dated December 31, 2008 and recorded on January 22, 2009. Harry M. D'Olive, Jr. executed this Deed pursuant to Court Order of record in Instrument No. 20140804-0069647 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record in Plat Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee; (6) All applicable governmental and zoning regulations; (7) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20081205-0117842, Register's Office for Davidson County, Tennessee; (8) Charter of Incorporation of Belle Meade Highlands Townhomes, Inc. of record in Instrument No. 20081205-0117843, Register's Office for Davidson County, Tennessee; (9) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 6313, page 829, Register's Office for Davidson County, Tennessee; (10) Subject to rights of others in and to the common areas and/or elements.

This is () UNIMPROVED

(X) IMPROVED property known as **114 Heady Drive, Nashville, TN 37205.**

BILL GARRETT, Davidson County
Trans:T20140056545 DEEDWARR
Recvd: 08/04/14 12:19 2 pgs
Fees:13.00 Taxes:2405.00

20140804-0069648

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, HIS heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEEE, his 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 ~~my~~ hand this the 31st day of July, 2014.

Harry M. D'Olive Jr.

William E. Ezell, III
By: Harry M. D'Olive, Jr., Guardian ad Litem

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the _____ day of July, 2014.

My Commission expires _____

_____
Notary Public

STATE OF Alabama
COUNTY OF Baldwin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Harry M. D'Olive, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **William E. Ezell, III**, as his Guardian ad Litem, as the free act and deed of the within named **William E. Ezell, III**.

Witness my hand and official seal this the 31st day of July, 2014.

My Commission expires 07/12/2016

Candice Dusek
Notary Public

