WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140074088 DEEDWARR
Recvd: 10/02/14 08:56 2 pgs
Fees:13.00 Taxes:1443.56
20141002-0090892

G-VO-14-2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,150.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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)
Jonathan A. Cornelius	**708 Roantree**	
(NAME)	(NAME)	
708 Roantree Drive	**Same as New Owner**	**104-16-0-113.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 **STEVEN ALTEMEIER AND BILL TREANOR,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JONATHAN A. CORNELIUS, A MARRIED MAN,** 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. 71 on the Plan of George W. Blair's Subdivision of Belmont Heights of record in Plat Book 332, Page 117, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 71 fronts 88 feet on the southerly side of Ashwood Avenue and runs back between parallel lines 92 feet to a dead line, measuring 88 feet thereon.

Being the same property conveyed to Steven Altemeier and Bill Traenor by quitclaim deed from Ashwood Rentals, LLC, a North Carolina limited liability company of record in Instrument No. 20131210-0125069 Register's Office for Davidson County, Tennessee, dated December 4, 2013 and recorded on December 10, 2013. Being the same property conveyed to Ashwood Rentals, LLC, a North Carolina limited liability by Deed Steven Altemeier and Bill Traenor from company of record in Instrument No. 20110202-0009486, Register's Office for Davidson County, Tennessee, dated February 1, 2011 and recorded on February 2, 2011.

The above referenced property has never been the priincipal marital residence of either of the Grantors.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years.

- Subject to all matters shown on the Plan of record in Plat Book 332, Page 117, 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: **2001 Ashwood Avenue, Nashville, Tennessee 37212**.

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.

Witness my/our hand(s) this the 29th DAY OF SEPTEMBER, 2014.

Steven A Altemeier by Bill Treanor, Attorney in Fact
Steven Altemeier by Bill Treanor,
Attorney in Fact

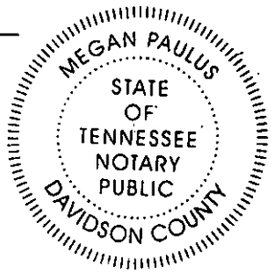
Bill Treanor
Bill Treanor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bill Treanor, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEVEN ALTEMEIER, and who acknowledged he executed the same as the free act and deed of the said STEVEN ALTEMEIER.

Witness my hand and official seal, this the 29th of September, 2014.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16
(SEAL)

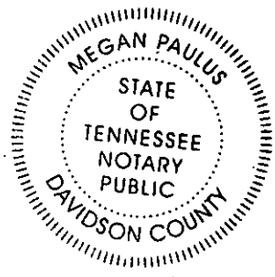


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILL TREANOR, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2014.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212