(1)

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,150.00

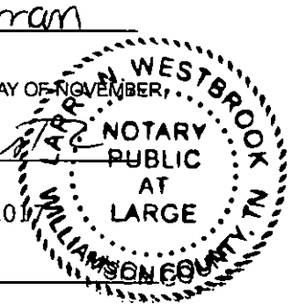
David D. Biderman
Affiant

Subscribed and sworn to before me, this 5TH DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: APRIL 1, 2017

(AFFIX SEAL)




THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Spencer E. Bales and wife, Rebekah J. Bales | American Mortgage Services Company | 173090A75100CO |
| | (NAME) | |
| 3130 Fyffe Lane | 11503 Springfield Pike | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Cincinnati, OH 45246 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Shannon D. VanCuren, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Spencer E. Bales and wife, Rebekah J. Bales, hereinafter called the Grantees, 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 ALL OF LOT NO. 634 ON THE PLAN OF SECTION TWO, PHASE EIGHT, LENOX VILLAGE, OF RECORD IN INSTRUMENT NO. 20070413-0044640, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SHANNON D. VANCUREN, AN UNMARRIED WOMAN BY DEED FROM REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20091123-0107386, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID SHANNON D. VANCUREN IS NOW MARRIED, HOWEVER SAID PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR.

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3130 Fyffe Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 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 my/our hand(s) this 5th day of November, 2014.

BILL GARRETT, Davidson County
Trans:T20140085162 DEEDWARR
Recvd: 11/12/14 10:18 2 pgs
Fees:13.00 Taxes:644.36
20141112-0104011

**WARRANTY DEED**
(Continued)

Shannon D. VanCuren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shannon D. VanCuren, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of November, 2014.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072