G#26801-2

BOX #14

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $479,500.00

Affiant

Subscribed and sworn to before me, this 30th day of January, 2015.

Notary Public
My commission expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

BILL GARRETT, Davidson County
Trans:T20150007822 DEEDWARR
Recvd: 02/02/15 09:11 2 pgs
Fees:13.00 Taxes:1774.15
20150202-0009241

03-1412-38310

Address of New Owner:	Send Tax Bills to:	Tax Information
Grant D. Belden	Fifth Third Mortgage Company	102-15-0-022.00
765 Newberry Road	P. O. Box 630170	
Nashville TN 37205	Cincinnati, OH 45263	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joseph E. Lawler and wife, Bernadine P. Lawler (erroneously referenced as Bernardine P. Lawler in vesting deed)**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Grant D. Belden, an unmarried man and Tania P. Kimberly, an unmarried woman**, hereinafter called the Grantees, their successors 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 Lot No. 209, on the Plan of Brook Meade, Section VI, as of record in Book 2331, Page 3, Register's Office for Davidson County, Tennessee.

Said Lot No. 209 fronts 120.0 feet on the northerly margin of Newberry Road and extends back 343.3 feet on the southwesterly line and 363.2 feet on the northeasterly line to a dead line in the rear, measuring 121.3 feet thereon.

Being the same property conveyed to Joseph E. Lawler and wife, Bernardine P. Lawler by deed from Kevin P. Cunningham and wife, Pamela A. Cunningham, dated July 13, 2007, recorded July 19, 2007, of record in 20070719-0086063, as corrected by Scrivener's Affidavit to correct Lot No. and grantee's name, of record in Instrument No. 20080221-0016878, Register's Office for Davidson County, Tennessee. Bernardine P. Lawler and Bernadine P. Lawler being one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 765 Newberry Road, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of January, 2015.

Joseph E. Lawler

Bernadine P. Lawler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph E. Lawler and Bernadine P. Lawler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of January, 2015.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15.