BILL GARRETT, Davidson County
Trans:T20150019090 DEEDWARR
Recvd: 03/17/15 08:06 2 pgs
Fees:13.00 Taxes:1572.50

Map and Parcel: 105-13-0-038.00

Warranty Deed 20150317-0022564

Address of New Owner(s)
Belmont Real Estate Holdings II
1900 Belmont Boulevard
Nashville, Tennessee 37212-3757

Send Tax Bills To:

SAME

This Instrument Prepared By:
J. Terry Price
Guenther, Jordan & Price, Attorneys
2100 West End Avenue
Suite 1150
Nashville, Tennessee 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration (or value, whichever is greater) for this transfer is $425,000.

Steven Riley
Affiant

Subscribed and sworn to before me this 9th day of March, 2015.

Suzanne Clement
Notary Public

My Commission Expires 5/18/2018

For and in Consideration of the sum of FOUR HUNDRED AND TWENTY-FIVE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Willis C. Martin, unmarried, (hereafter referred to as "Grantor") have bargained and sold, and by these presents do transfer and convey to Belmont Real Estate Holdings II, a Tennessee Limited Liability Corporation, its successors and assigns, (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 330 and the northerly two feet of Lot No. 331, as shown on the map entitled Plan of the Resubdivision of part of the Belmont Land Company Property, called "Belmont Heights", of record in Book 421, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said lot and part of said lot front together 52 feet on the easterly side of Eastwood Street and run back between parallel lines, 140 feet to an alley.

Being the same property conveyed to WILLIS C. MARTIN, UNMARRIED, by deed from JEWELL W. BECK AND WIFE, HAZEL BEELER BECK, of record in Book 3612, page 65, dated August 7, 1963, said Register's Office.

This is improved property, known as 2106 Eastwood Avenue, Nashville, Tennessee 37212.

This property is subject to matters shown on the Plan of record in Book 421, Page 71, said Register's Office.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the heirs and assigns of Grantee, forever.

Grantor represents to Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Grantor represents to Grantee that the property has not been used as marital property and that no marital rights of any kind have attached to this property.

Grantor binds Grantor and the heirs and representatives of Grantor to warrant and forever defend the title to the above described land to Grantee and the heirs and assigns of Grantee, against the lawful claims of all persons.

Witness this 10th day of March, 2015.

Willis C. Martin
WILLIS C. MARTIN

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named WILLIS C. MARTIN, the 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 at Nashville, Tennessee, this 10 day of March, 2015.

J. Terry Price
NOTARY PUBLIC

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires December 6, 2016