THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32343-04-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $789,900.00. Affiant Subscribed and sworn to before me this 4th day of May, 2015. Notary Public My Commission Expires: 3/7/17

WANDA F. NOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: William F. Tait, Jr., Gildamar Tait 4407 Belmont Park Terrace Nashville, TN 37215	**Send Tax Bills To:** CMG Mortgage, Inc. 3160 Crow Canyon Rd., Ste. 400 San Ramon, CA 94583	**Tax Information:** Map and Parcel No.: 131-07-0V 002.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael A. Ralston, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William F. Tait, Jr. and Gildamar Tait, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4407 Belmont Park Terrace, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150035463 DEEDWARR
Recvd: 05/07/15 14:47 3 pgs
Fees:18.00 Taxes:2922.63
20150507-0041956

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of May, 2015.

Michael A. Ralston

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael A. Ralston**, 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, at office, this 4th day of May, 2015.

Notary ~~Public~~

My Commission Expires:

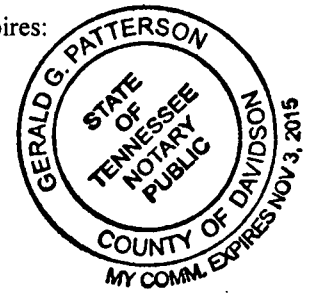


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B as shown on the Plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 4407 Belmont Park Terrace Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130913-0096822, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Michael A. Ralston by Quitclaim Deed from Charlotte A. Ralston, unmarried, of record in Instrument No. 20130911-0095948, Register's Office for Davidson County, Tennessee, dated August 13, 2013 and recorded on September 11, 2013.