WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150093595 DEEDWARR
Recvd: 11/03/15 10:51 2 pgs
Fees:13.00 Taxes:936.10
20151103-0111831

R-VRES-15-01405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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 Weeks	**SunTrust Mortgage, Inc.**	
(NAME)	(NAME)	**083-13-0-275.00**
1405 Russell Street	**901 Semmes Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Richmond, VA 23224**	
(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 **JOHN D. PAINTER, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JONATHAN WEEKS, AN UNMARRIED 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. 44, Block E on the Plan of Lindsley Home Place of record in Plat Book 2, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John D. Painter, a single person by Special Warranty deed from Christina Murray, married of record in Instrument No. 20120405-0029428 Register's Office for Davidson County, Tennessee, dated March 29, 2012 and recorded on April 5, 2012.

Power of Attorney being recorded simulataneously in Instrument Number 20151103-0111830.

NOTE: ANNE THOMPSON PAINTER JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 92, 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: **1405 Russell Street, Nashville, Tennessee 37206**.

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 OCTOBER, 2015.

John D. Painter

Anne Thompson Painter by John D. Painter,
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN D. PAINTER, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John D. Painter, 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 ANNE THOMPSON PAINTER, and who acknowledged he/she/they executed the same as the free act and deed of the said ANNE THOMPSON PAINTER.

Witness my hand and official seal, this the 29th of October, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212