Map and Parcel: 105-09-0-63.00

Warranty Deed

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 $605,000.

Affiant

Subscribed and sworn to before me this 17th day of March, 2016.

Notary Public

My Commission Expires 5/8/2018

For and in Consideration of the sum of SIX HUNDRED AND FIVE THOUSAND and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Catherine Sowder, 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) 12, as shown on the map entitled the Plan of D.B. Blakemore's Subdivision of Lawrence Lawn, of record in Book 161, page 165, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CATHERINE SOWDER, UNMARRIED AND JOHN SOWDER, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from LULA BAKER, UNMARRIED AND GEORGE WENDEL BUGG, JR. MARRIED, of record in Book 9706, page 330, dated June 13, 1995, said Register's Office. John Sowder died on August 23, 2010, leaving Catherine Sowder as sole owner by operation of law.

Catherine Craig Sowder appointed Mary G. Dawson, as her attorney-in-fact, in a Durable General Power of Attorney, dated March 10, 2016, and recorded in said Register's office contemporaneously with this deed. Catherine Craig Sowder and Catherine Sowder are one and the same person and is the Grantor in this conveyance.

This is improved property, known as 1411 Acklen Avenue, Nashville, Tennessee 37212.

BILL GARRETT, Davidson County
Trans:T20160025869 DEEDWARR
Recvd: 03/31/16 09:02 2 pgs
Fees:13.00 Taxes:2238.50
20160331-0030310

This conveyance is subject to matters shown on the Plan of record in Plat Book 161, page 165.

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 this property has not been used as marital property and 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 22 day of March, 2016.

Catherine Sowder by
Mary G. Dawson, Attorney-in-Fact

CATHERINE SOWDER by
Mary G. Dawson, Attorney-in-Fact

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, James D. Jordan, a Notary Public in and for the above County and State, the within named Mary G. Dawson who, as attorney-in-fact for Catherine Sowder, the bargainor, proved her identity to me on the basis of satisfactory evidence, and who acknowledged that she, in her representative capacity as attorney-in-fact for Catherine Sowder, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of March, 2016.

James D. Jordan
NOTARY PUBLIC

My Commission Expires December 6, 2016

JAMES D. JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN