(2) Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160028159 DEEDWARR
Recvd: 04/07/16 08:51 2 pgs
Fees: 13.00 Taxes: 1572.50
20160407-0033231

16-04-001

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th day of April, 2016

Notary Public

My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
(AFFIX SEAL)
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
LIGHTFOOT GRAHAM DEVELOPMENT, LLC	" NEW OWNER "	118-01-0
(NAME) 2711 9th Avenue South	(NAME)	295.00
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JOHN E. BELLIFORD, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LIGHTFOOT GRAHAM DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

BEING the easterly 50 feet of **Lot No. 91 on the Plan of Montrose Place**, as of record in Book 57, Page 93, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 91 fronts 50.0 feet on the southerly margin of Gilmore Avenue, and runs back, with the westerly margin of 9th Avenue South (formerly Duke Street), 160.0 feet to an alley, measuring 50.4 feet thereon.

BEING the same property conveyed to JOHN E. BELLIFORD AND WIFE, MAMIE DELORES BELLIFORD, by Deed from THELMA L. HADLEY, of record in Book 4099, Page 700, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of JOHN E. BELLIFORD pursuant to a Power of Attorney executed by same on the 30th day of June, 2011, and being filed for record in Instrument No. 20160407-0033230, and being recorded simultaneously herewith.

BEING property known as: **901 Gilmore Avenue, Nashville, TN, 37204.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, my hand, this 4th day of April, 2016

WB

JOHN E. BELLIFORD John E. Belliford

By: Willa L. Belliford

WILLIAM L. BELLIFORD, POWER OF ATTORNEY

STATE OF Tennessee)
COUNTY OF Davidson)

On this 4th day of April, 2016, before me personally appeared WILLIAM L. BELLIFORD, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of JOHN E. BELLIFORD, and acknowledged that he executed the same as the free act and deed of the said JOHN E. BELLIFORD.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of April, 2016.

My Commission Expires: 07/02/18

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FROM: WILLIAM L. BELLIFORD
TO: LIGHTFOOT GRAHAM DEVELOPMENT,

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

WILLIAM L. BELLIFORD, AFFIANT

Sworn to and subscribed before me this 4th day of April, 2016.

My Commission Expires: 07/02/18

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY