BILL GARRETT, Davidson County
Trans:T20160108669 DEEDWARR
Recvd: 12/12/16 09:06 2 pgs
Fees:13.00 Taxes:925.00
20161212-0129656

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 18th day of November, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Betsy the Builder, LLC 2327 Fifth Street Santa Monica, CA 90405	NEW OWNER	072-09-0-378.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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, **Mayford L. Stafford and wife, Helen M. Stafford,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Professional Accommodator Corp., Qualified Intermediary for Betsy The Builder, LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Eskridge Subdivision of Part of The W.B. Franklin Property of record in Plat Book 547, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 63 fronts 60 feet on the Southerly side of Fairwin Avenue and runs back between parallel line 175 feet to a dead line.

Being the same property conveyed to Mayford L. Stafford and wife, Helen V. Stafford by Warranty deed from Mavis F. Toon of record in Book 3851, page 460, Register's Office for Davidson County, Tennessee, dated January 08, 1965 and recorded on January 15, 1965.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **1002 Fairwin Avenue, Nashville, TN 37216-3617.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 547, Page 52; (2) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4178, Page 133; All being of record in the Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 18th day of November, 2016.

Mayford L. Stafford By Helen M. Stafford
Mayford L. Stafford, by Helen M. Stafford, his
Attorney in fact His Attorney in Facts

Helen M. Stafford
Helen M. Stafford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Helen M. Stafford**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Mayford L. Stafford** and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Mayford L. Stafford,** and appearing of record in Instrument No. 20161212-0129655, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this the 18th day of November, 2016.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2016104865