Batch# 75184 DEEDWARR
04/02/2018 10:01:27 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20180402-0030007

Map and Parcel: 105-09-006500

Warranty Deed

Address of New Owner(s)
Belmont Real Estate Holdings II, LLC
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 $650,000.

Affiant

PAULA W JORDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 29th day of March, 2018.

Notary Public

My Commission Expires 03/10/2019

For and in Consideration of the sum of SIX HUNDRED AND FIFTY THOUSAND and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Norris Tarkington, (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) 9, as shown on the map entitled 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 Leonard Perkins and wife, Delois C. Perkins, of record in Book 5599, page 346, and re-recorded in Book 5601, Page 696, said Register's Office. Leonard Perkins died and Delois C. Perkins became sole owner by operation of law. Delois C. Perkins conveyed this same property to her son, Norris Tarkington, retaining a Life Estate, by quitclaim deed of record as Instrument No. 20160223-0017025, said Register's Office. Delois C. Perkins having since died.

This is improved property, known as 1403 Acklen Avenue, Nashville, Tennessee 37212.

This conveyance is subject to matters shown on the Plan of record in Book 161, page 165, said Register's Office.

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, since his ownership, 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 29th day of March, 2018.

NORRIS TARKINGTON

I, Pamela Vanzant Tarkington, am the wife of the Grantor, Norris Tarkington. I affirm that we have never used this property as marital property and no marital rights of any kind have attached to this property. I hereby join in this conveyance to convey all my right, title, and interest in this property to Grantee, including marital rights, if any should exist.

PAMELA VANZANT TARKINGTON

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named Norris Tarkington and Pamela Vanzant Tarkington, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 2018.

J. Terry Price
NOTARY PUBLIC

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires November 3, 2020