BILL GARRETT, Davidson County
Trans:T20120024438 DEEDWARR
Recvd: 04/04/12 10:33 2 pgs
Fees:13.00 Taxes:416.25
20120404-0028588

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, is **$112,500.00** (One Hundred Twelve Thousand Five Hundred).

Brenda Shelby
AFFIANT

Subscribed to and sworn before me this 30th day of March, 2012.

NOTARY PUBLIC MY COMMISSION EXPIRES: 12/28/13 (NOTARY SEAL)

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jesse Lee Lovingood 1134 Pierce Road Madison,TN 37115	Franklin American Mortgage 501 Corporate Centre Drive Suite 400 Franklin, TN 37067	04302002800

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARI BEERMAN, SINGLE AND KENNETH LANG, SINGLE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JESSE LEE LOVINGOOD, AN UNMARRIED WOMAN,** 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 TO WIT:

Described property located in Davidson County, Tennessee, to wit:

Westerly 300 feet of Lot 12 Map of the Re-subdivision of Lots 2 to 6 inclusive in the subdivision of Lot number 27 and part of Lot number 29 of the Dixie Pure Food Subdivision at Amqui, filed in Book 843 and Page 66.

Being the same property conveyed to Mari Beerman, single and Kenneth Lang, single by deed of record in Instrument Number 20091117-0105777, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1134 PIERCE ROAD** **MADISON,TN37115**

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. Whenever 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, this 30th day of March, 2012

Mari Beerman

Mari Beerman

Kenneth Lang

Kenneth Lang

STATE OF TENNESSEE)
COUNTY OF SUMNER)

On this 30th day of March, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mari Beerman and Kenneth Lang** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of March, 2012.

C. Loy Carney

Notary Public

Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2012