BILL GARRETT, Davidson County
Trans:T20120033602 DEEDWARR
Recvd: 05/07/12 14:49 3 pgs
Fees:18.00 Taxes:436.60
20120507-0039436

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00.

Dell Ryan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF May, 2012.

NOTARY PUBLIC

My Commission Expires: 1-6-2014

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 6, 2014

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Dell Ryan 419 Trinity Lane East Nashville, TN 37207	GMFS, LLC 7389 Florida Boulevard Suite 200A Baton Rouge, LA 70806	071-08-0-100

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ROBERT B. BECK, MARRIED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

DELL RYAN, AN UNMARRIED WOMAN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 201, as shown on the map entitled Joywood Heights Section 1, of record as Plat Book 1130, page 91, 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 ROBERT B. BECK and wife, MARTHA CONE BECK, by deed from MARK A. JOHNSON and wife, SUSAN K. JOHNSON, a 1/2 undivided interest and SUSAN K. JOHNSON, a 1/2 undivided interest, of record as Instrument No. 20100428-0032423, dated April 27, 2010, said Register's Office. Being further conveyed to ROBERT B. BECK by deed from MARTHA CONE BECK, of record as Instrument No. 20100716-0055687, dated July 15, 2010, said Register's Office.

This improved property is known as 419 E. Trinity Lane, Nashville, TN 37207.

THE PROPERTY HEREIN BEING CONVEYED IS NOT THE USUAL RESIDENCE OF THE GRANTOR, HIS SPOUSE OR DEPENDENTS.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, 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 our hands this 1st day of May, 2012.

Robert B. Beck

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert B. Beck, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of May, 2012.

Notary Public

My commission expires: 6-2014

JEFF SHOULDERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires January 6, 2014

OLD REPUBLIC
National Title Insurance Company

ACKNOWLEDGMENT OF ESTIMATED TAX PRORATION

Old Republic Title File No. 124238

Sellers: Robert B. Beck

Buyers: Dell Ryan

Property: 419 E. Trinity Lane, Nashville, TN 37207

Date: 5-1-, 2012

The parties hereto acknowledge that the proration of taxes made for the purpose of closing this transaction is based upon the amount of taxes assessed against the subject property for the previous year, and may not be accurate for the taxes yet to be assessed for the current year. The parties hereto agree to adjust the proration of taxes among themselves at such time as the actual tax rate is established, and acknowledge the Old Republic Title is not responsible for any such adjustment.

Robert B. Beck

Dell Ryan