KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$148,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF May, 2012.

NOTARY PUBLIC
MY COMMISSION EXPIRES 6-8-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ashley Beeler, Eric Beeler & Kenneth Beeler<br>5652 Chestnutwood Trail<br>Hermitage, TN 37076 | First Bank<br>6131 Shallowford Road #102<br>Chattanooga, TN 37421 | Map & Parcel 098050A09600CO |

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, we,

**Robert D. Lawrence, unmarried (by and through Derek Pence, Attorney in Fact) and Nicole R. Lawrence, unmarried (by and through Judy Turner, Attorney in Fact)**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Eric Beeler and wife, Ashley Beeler, as to a ½ undivided interest and Kenneth Beeler, married, as to a ½ undivided interest, as tenants in common with right of survivorship**

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Lot No. 63, on the Plan of Section Four, Hampton Hall, as shown on plat of record in Plat Book 11700, Page 2, amended in Book10301, Page 184, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert D. Lawrence and wife, Nicole R. Lawrence by Deed from Beazer Homes Corporation dba Phillips Builders, Inc. dated May 11, 2000 of record in Instrument Number 20000525-0052268, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 11700, Page 2, Register's Office for Davidson County, Tennessee.
2) Property is subject to Hampton Hall, Section 4, a Planned Unit Development, Charter of record in Book 10290, Page 261, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 10278, Page 257, Book 10301, Page 184, Book 10444, Page 460, Book 10640, Page 947, Book 11573, Page 512, Register's Office for Davidson County, Tennessee.
3) 2012 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **5652 Chestnutwood Trail, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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; 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 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 hand(s) this 3rd day of May, 2012.

Robert D. Lawrence by Derek Pence
Attorney in Fact
Robert D. Lawrence by Derek Pence
Attorney in Fact

Nicole R. Lawrence by Judy Turner, Attorney in Fact
Nicole R. Lawrence by Judy Turner, Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20120034700 DEEDWARR
Recvd: 05/10/12 14:01 2 pgs
Fees:13.00 Taxes:540.20
20120510-0040698

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy Turner, Attorney-in-Fact for Nicole R. Lawrence, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Nicole R.. Lawrence for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of May, 2012

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Derek Pence, Attorney-in-Fact for Robert D. Lawrence, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Robert D. Lawrence for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of May, 2012

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076