Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY: FAITH TITLE AND ESCROW, INC. 2823 HWY 31W; SUITE 450 WHITE HOUSE, TN 37188 FILE NO. 1283	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for the transfer is $67,500.00. Affiant Subscribed and sworn before me, this 4th day of May, 2012. Notary Public My Commission Expires:

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-18-2012

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120034946 DEEDWARR
Recvd: 05/11/12 10:59 2 pgs
Fees:13.00 Taxes:249.75
20120511-0040999

Address New Owner:	Send Tax Bills To:	Tax Information:
KARLA J. WARDLOW 106 BECKER AVE. OLD HICKORY, TN 37138	New Owner	Map/Parcel: 053-11-0/064.00

FOR AND IN CONSDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, **SULLIVAN & CASON ASSOCIATES, LLC F/K/A BCS ASSOCIATES, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KARLA J. WARDLOW, AN UNMARRIED WOMAN**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being the Easterly 58.5 feet of Lot 28, Block B of the Plan of Subdivision III of Life and Casualty Insurance Company Property at Old Hickory, Tennessee of record in Book 974, Page 11, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to BCS Associates, LLC from Secretary of Veterans Affairs, an Officer of the United States of America, by Special Warranty Deed recorded the 2nd day of June, 2010, of record in Instrument Number 20100602-0042541, Register's Office for Davidson County, Tennessee.

Sullivan & Cason Associates, LLC is formerly known as BCS Associates, LLC.

This is improved property known as 106 BECKER AVE., OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of May, 2012.

Chief Manager

SULLIVAN & CASON ASSOCIATES, LLC
F/K/A BCS ASSOCIATES, LLC
BY: STEVE SULLIVAN, CHIEF MANAGER

STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **STEVE SULLIVAN, AND WHO ACKNOWLEDGED THAT HE IS THE CHIEF MANAGER OF SULLIVAN & CASON ASSOCIATES, LLC F/K/A BCS ASSOCIATES, LLC, AND AS SUCH, AND WITH FULL POWER AND AUTHORITY SO TO DO,** acknowledges that he executed the same for the purposed therein contained.

Witness my hand, at office, this 4th day of May, 2012.

Jennifer Quinn
Notary Public
My Commission Expires: 10/21/13

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY