AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12040622

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,375,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of May, 2012.

Notary Public
My Commission Expires: 7-6-15

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jamie C. Beckwith 304 Lynnwood Blvd Nashville TN 37205	New Owner	Tax Parcel ID No. 116-07 70.00

FOR AND IN CONSIDERATION 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, **James J. Ackerman and wife, Martha R. Ackerman,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jamie C. Beckwith**, ("Grantees"), 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 Southerly half of Lot No. 28 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as shown on the plat of record in Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 28 fronts 100 feet on the Easterly side of Lynnwood Boulevard and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to James J. Ackerman and wife, Martha R. Ackerman by Warranty Deed from Patricia W. Anderson and husband, William J. Anderson, recorded on the 1st day of July, 2005 in Instrument No. 20050701-0076330, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2012 and thereafter, for tax parcel identification number 116-07 70.00 , not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROYAL OAKS LAND COMPANY'S SUBDIVISION OF THE BAKER TRACT, as recorded in Plat Book 421, Page(s) 102 and 103.

This is improved property located at 304 Lynnwood Blvd Nashville TN 37205

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.

BILL GARRETT, Davidson County
Trans:T20120036089 DEEDWARR
Recvd: 05/16/12 14:33 2 pgs
Fees:13.00 Taxes:5087.50
20120516-0042462

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 15th day of May, 2012.

James J. Ackerman

Martha R. Ackerman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James J. Ackerman and Martha R. Ackerman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2012.

Notary Public
My Commission Expires: _____

