Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $127,000.00

Affiant

Subscribed and sworn to before me, this 29th day of May 2012

Notary Public
My commission expires: 6/9/2013

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

BILL GARRETT, Davidson County
Trans: T20120040281 DEEDWARR
Recvd: 06/01/12 11:03 2 pgs
Fees: 13.00 Taxes: 469.90
20120601-0047571

Address of New Owner:	Send Tax Bills to:	Tax Information
Frank Verdun	Pinnacle National Bank	083-10-0-091.00
413 Avondale Drive	150 3rd Ave S # 900	
Nashville, TN 37206	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Franklin E. Davenport, married,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Frank Verdun, unmarried,** 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:

> Land in Davidson County, Tennessee, being Lot Nos. 116, 117 and the northerly 10 feet of Lot No. 118 on the Plan of McEwen Place, of record in Plat Book 332, Page 133, in the Register's Office for Davidson County, Tennessee.
>
> Said lots and part of lot adjoin and front together 70 feet on the easterly side of Avondale Drive and run back between parallel lines 128 feet to an alley.
>
> Being the same property conveyed to Franklin E. Davenport by Deed from Charles M. Stinson and wife, Shirley A. Stinson of record in Book 7948, page 307, Register's Office for Davidson County, Tennessee, dated September 28, 1989.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 413 Avondale Drive, Nashville, TN 37206

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 25th day of May, 2012.

Franklin E. Davenport

Sue Davenport *

* Sue Davenport joins in this instrument to convey any and all marital interest she has in the subject property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Franklin E. Davenport and Sue Davenport,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 25th day of May, 2012.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6/9/2013

FILE NO: 2012052064