STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 2012.

NOTARY PUBLIC

My Commission Expires:

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV 4, 2013

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:
Carson W. Beck 117 Bluegrass Drive Hendersonville, TN 37075	Carson W. Beck 117 Bluegrass Drive Hendersonville, TN 37075	042-07-OA-030.00-CO

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

LAWRENCE RUMSEY AND WIFE, JULIA ANN RUMSEY

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

CARSON W. BECK

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 30, as shown on the map entitled Phase One, Second Revision, Heritage Square, of record in Plat Book 5200, page 282, 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 Lawrence Rumsey and wife, Julia Ann Rumsey, by deed from Donald W. Terrell, Inc., of record in Book 5673, page 812, dated October 31, 1980, Register's Office for said County.

BILL GARRETT, Davidson County
Trans:T20120044146 DEEDWARR
Recvd: 06/14/12 15:37 2 pgs
Fees:13.00 Taxes:101.75
20120614-0052415

This improved property is known as 311 Heritage Ct., Madison, TN 37115.

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 13th day of June, 2012.

Lawrence Rumsey

Julia Ann Rumsey

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lawrence Rumsey and Julia Ann Rumsey, 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 13th day of June, 2012

Notary Public

My commission expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013