Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $108,500.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 5th day of July, 2012.

J. Brandon Miller
Notary Public
My commission expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

05-1206-65626

Address of New Owner:	Send Tax Bills to:	Tax Information
Danielle Basile	Acopia, LLC d/b/a Accurate Mortgage Group	061-07-0 160.00
904 Gwynn Drive	306 Northcreek Blvd, 100	
Nashville TN 37216	Goodlettsville, TN 37072	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kelvin Beaton, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Danielle Basile, An Unmarried Woman, hereinafter called the Grantees, their successors 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. 11, on the Plan of Broadmoor, of record in Plat Book 547, Page 161 & 162, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kelvin Beaton by deed from James Roberts, dated August 29, 2007, recorded August 31, 2007 in Instrument No. 20070831-0105279, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 904 Gwynn Drive, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120050344 DEEDWARR
Recvd: 07/09/12 14:19 2 pgs
Fees:13.00 Taxes:401.45
20120709-0060197

WITNESS my hand this 5th day of July, 2012.

Kelvin Beaton

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kelvin Beaton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 5th day of July, 2012.

State of Tennessee at Large

My Commission expires 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014