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

CRT File No. 12050980

STATE OF ~~TENNESSEE~~ Georgia)
COUNTY OF ~~DAVIDSON~~ Hall)

The actual consideration or value, whichever is greater, for this transfer is: $1,425,000.00

Affiant

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

BILL GARRETT, Davidson County
Trans:T20120053776 DEEDWARR
Recvd: 07/23/12 09:45 2 pgs
Fees:13.00 Taxes:5272.50
20120723-0064303

Box 13
#17061

Notary Public
My Commission Expires: 10/6/2012

RYAN M. REID NOTARY PUBLIC EXPIRES GEORGIA Oct. 6, 2012 BARROW COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas M. Beck Amanda H. Beck 31 Northumberland Nashville TN 37215	New Owner	Tax Parcel ID No. 13-12A-6.00 CO

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, **Howard T. Walpole Jr. and Sally T. Walpole, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas M. Beck and Amanda H. Beck, Husband and Wife**, ("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 Lot No. 6 on the Plan of Northumberland as of record in Plat Book 6250, Pages 128 and 219, amended by Surveyor's Certificate of Correction recorded in Book 6386, Page 194, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed by Quitclaim Deed from George E. Mudter, Jr., trustee to Howard T. Walpole, Jr. and wife, Sally T. Walpole as recorded on the 6th day of March, 1997 in Deed Book 10371, Page 345 and General Warranty Deed from The Company, a Tennessee Corporation to George E. Mudter, Jr., Trustee as recorded on the 6th day of March, 1997 in Deed Book 10371, Page 340, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF NORTHUMBERLAND, as recorded in Plat Book 6250, Page(s) 128 and 129, corrected in Book 6386, Page 194.

Covenants, Conditions and Restrictions recorded in Book 6377, Page 18, re-recorded in Book 6545, Page 799, Book 8990, Page 50, Book 11298, Page 935 and Instrument No. 20010629-0068967, as amended to ByLaws recorded in Book 7663, Page 468 and Book 8919, Page 45.

Charter of Northumberland Homeowners Association, recorded in Book 6493, Page 884, amended in Book 7545, Page 405 and Book 7841, Page 73.

Easement and rights retained by Northumberland Development Company and granted to Northumberland Homeowners' Association by deed recorded in Book 6484, Page 391.
Easement for Ingress/Egress, recorded in Book 10371, Page 334.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6548, Page 98.

Easement for Water Mains, recorded in Book 6434, Page 786.

This is improved property located at 31 Northumberland Nashville TN 37215

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 29th day of June, 2012.

Howard T. Walpole Jr.

Sally T. Walpole

STATE OF Georgia)
COUNTY OF Hall)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Howard T. Walpole Jr. and Sally T. Walpole, 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 29th day of June, 2012.

Notary Public

My Commission Expires: _____

RYAN M. REID NOTARY PUBLIC BARROW COUNTY GEORGIA EXPIRES Oct 6, 2012