THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1440

BILL GARRETT, Davidson County
Trans:T20120056933 DEEDWARR
Recvd: 08/02/12 09:29 2 pgs
Fees:13.00 Taxes:240.50
20120802-0068300

Property Address:
1403 Bell Trace Drive, Antioch, TN 37013
162-16-74

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Margaret Davis and William Davis, Wife and Husband**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Keith Logan and Beth Logan**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

BEING LOT NO. 51-B ON THE PLAN OF HICKORY PARK VILLAS , SECTION Two, Zone Lot Division, Lots 49 through 56 and 58 through 66, as of record in Book 6250, Page 615, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for the complete description.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Barry Zeitlin and wife, Linda Zeitlin, dated November 6, 2003, and recorded November 17, 2003, in the Register of Deeds for the County of Davidson, as Document No. 20031117-0167375.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $65,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 31st day of July, 2012.

Margaret Davis {Seal}

William Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of July, 2012, before me the undersigned officer, personally appeared Margaret Davis and William Davis, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 7, 2014

Notary Public

My Commission expires:

Grantor's Name, Address, Phone:
Margaret Davis

Grantees' Name, Address, Phone:
Keith Logan and Beth Logan
1403 Bell Trace Drive
Antioch, TN 37013

SEND TAX STATEMENTS TO THE GRANTEE.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $65,000.00

Subscribed and sworn before me this the 31st day of July, 2012.

SELINA HARRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON, TENN

(Affix Seal)

My Comm. Expires May 5, 2015

Affiant

Notary Public