STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: May 5, 2014

(AFFIX SEAL)

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

BOX 50-B

PREPARED BY: BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOCELYN CHAMBERS	Franklin Synergy Bank	**115-07-0-082.00**
(NAME) **657 BROOK HOLLOW ROAD**	(NAME) 3301 Aspen Grove Dr, Ste 290	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS) Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20120057378 DEEDWARR
Recvd: 08/03/12 09:33 2 pgs
Fees: 13.00 Taxes: 1091.50
20120803-0068869

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, RICHARD HEDGEPATH, JR., EXECUTOR OF THE ESTATE OF MARK DWAYNE CROFT, DECEASED AND TERESA JUNE MARIE (CROFT) BEAVERS, A/K/A TERESA BEAVERS, BEING THE SOLE DEVISEE UNDER THE LAST WILL AND TESTAMENT OF MARK DWAYNE CROFT,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOCELYN CHAMBERS, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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. 322 on the Map of West Meade Farms, Inc., Section "Z", of record in Plat Book 2083, page 109, 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 Mark Dwayne Croft, unmarried, on February 29, 1996 from Sarah B. Ross, unmarried of record in Book 9968, page 207, Register's Office for Davidson County, Tennessee. The said Mark Dwayne Croft having since died on November 9, 2011 leaving a Last Will and Testament, admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Bearing Docket No. 11P-1683. The Last Will & Testament devised said real property to Teresa June Marie Croft Beavers.

This conveyance is subject to all matters as shown on the Plan of record in Plat Book 2083, page 109, Restrictive Covenant for Detached Structure of record in Instrument No. 20010618-0064199, said Register's Office, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **657 BROOK HOLLOW ROAD, NASHVILLE, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness our hands this 30 day of July, 2012.

RICHARD HEDGEPATH, JR.,
EXECUTOR OF THE ESTATE OF MARK DWAYNE CROFT

TERESA BEAVERS
BY: RICHARD HEDGEPATH,JR.,
ATTORNEY IN FACT FOR TERESA BEAVERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Hedgepath, Jr., Executor of the Estate of Mark Dwayne Croft, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of July, **2012.**

My commission expires: May 5, 2015

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RICHARD HEDGEPATH, JR., ATTORNEY IN FACT FOR TERESA BEAVERS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **TERESA BEAVERS** and who acknowledged that he executed the same as the free act and deed of **TERESA BEAVERS**.

Witness my hand and official seal at Nashville, Tennessee this 30th day of July, **2012.**

My Commission expires: May 5, 2015

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public