WARRANTY DEED

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-3-15

R-VRES-12-1024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffry A. Drott	Wilson Bank & Trust	
P. O. Box 68010 (ADDRESS)	1436 W. Main St. (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (CITY) (STATE) (ZIP)	083-05-030.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we TREVOR J. ANDREWS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFRY A. DROTT, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 8, BLOCK "B" ON THE PLAN OF EAST WOOD ADDITION, DR E.T. BROWN'S RESUBDIVISION OF THE STRATTON AND SEYMOUR AND L.T. BAXTER LANDS, OF RECORD IN PLAT BOOK 332, PAGE 63, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TREVOR J. ANDREWS, AN UNMARRIED PERSON BY DEED FROM TIMOTHY C. BEACHLEY AND WIFE, TERA NICOLE BEACHLEY OF RECORD IN INSTRUMENT NO. 20051215-0150811, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 12, 2005.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 332, PAGE 63; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR(S) HEREIN.

unimproved ( )
This is improved (X) property, known as 1024 Seymour Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20120057932 DEEDWARR
Recvd: 08/06/12 10:57 2 pgs
Fees:13.00 Taxes:836.20

20120806-0069635

Witness my/our hand(s) this 31st day of July, 2012.

Trevor J. Andrews

STATE OF ~~Tennessee~~ Vermont
COUNTY OF ~~Davidson~~ Chittenden

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Trevor J. Andrews, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2012.

Notary Public

My Commission Expires: 2/10/15

(SEAL)

RETURN TO:
Rudy, Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903