THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12071404**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $540,000.00 Affiant Subscribed and sworn to before me, this 1st day of August, 2012. Notary Public My Commission Expires: November 15, 2015

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
G. Tyson Bickley and Kelsey T. Bickley 117 Lafayette Court Nashville, TN 37205	BancorpSouth Bank P.O. Box 3356 Tupelo, MS 38803-3356	Tax Parcel ID No. 13001007900

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, **MacAllyon J. Achee and Frances E. Achee, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **G. Tyson Bickley and Kelsey T. Bickley, 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 1, FINAL PLAT, RESUBDIVISION OF LOTS 17 THRU 22, BLOCK NO. 4 OF THE COURTS OF BELLE MEADE SUBDIVISION, as shown on plat of record in Instrument No. 20041228-0152529, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of Warranty Deed from Shari Kay Hunter, unmarried to MacAllynn James Achee, Jr. and wife, Frances Elizabeth Achee as recorded on the 29th day of September, 2004 in Instrument No. 20040929-0117197 as corrected by Scrivener's Affidavit as recorded on the 29th day of July, 2009 in Instrument No. 20090729-0071053, in the Register's Office of Davidson County, Tennessee.

Frances E. Achee and Frances Elizabeth Achee being one and the same person.

MacAllyon J. Achee and MacAllyon James Achee, Jr. being one and the same person.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, RESUBDIVISION OF LOTS 17 THRU 22, BLOCK NO. 4 OF THE COURTS OF BELLE MEADE SUBDIVISION, as recorded in Plat Book 547, Page(s) 141 and Instument No. 20041228-0152529, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial

BILL GARRETT, Davidson County
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status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Restrictive Covenants for Detached Structure as set forth in instrument recorded in Instrument No. 20071226-0146897.

This is improved property located at 117 Lafayette Court Nashville, TN 37205

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 1st day of August, 2012.

MacAllyon J. Achee

Frances E. Achee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MacAllyon J. Achee and Frances E. Achee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2012.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014