GSLR
Box 44

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $532,500.00.

Karen Howard
Affiant

Subscribed and sworn to me on August 17, 2012.

J. Hall
NOTARY PUBLIC

My Commission Expires: 9-22-2015

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeffrey and Barbara Draughn 133 Prospect Hill Nashville, TN 37205	SunTrust Mortgage, Inc. 901 Semmes Avenue RVW 5023 Richmond, VA 23224	116-08-0F/133.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James S. Beard and spouse, Jane C. Beard, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jeffrey D. Draughn and spouse Barbara D. Draughn, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 133 on the revised plan of Sugartree Phase III, of record in Book 5050, page 67; as Amended in Book 5121, page 89; Book 5162, page 632; Book 5169, page 426; Book 5191, page 412; Book 5222, page 468; Book 5238. page 93, and together with as an appurtenance hereto and subject to these easements of record in Book 10264, page 807, and Book 10264, page 809, said Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James S. Beard and spouse, Jane C. Beard by warranty deed from Robert M. Crichton, Jr. and spouse, Pam Crichton, of record in Book 10313, page 146, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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:T20120061841 DEEDWARR
Recvd: 08/20/12 09:23 2 pgs
Fees:13.00 Taxes:1970.25

20120820-0074285

James S. Beard

Jane C. Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of August, 2012, before me, the undersigned Notary Public, personally appeared James S. Beard and Jane C. Beard, known to me (or proved to me on the basis of satisfactory evidence), to be the person herein described, and who acknowledged that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal, this 17th day of August, 2012.

Notary Public
My Commission Expires: 1/6/15

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON