BILL GARRETT, Davidson County
Trans:T20120063913 DEEDWARR
Recvd: 08/27/12 12:37 2 pgs
Fees:13.00 Taxes:1217.30
20120827-0076912

Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
12-0482D

STATE OF TENNESSEE
COUNTY OF Williamson

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF August, 2012.

Notary Public

Commission Expiration: 3/18/14

ADDRESS OF NEW OWNER:
Daniel Michael Sullivan
1221 Beech Hollow Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Franklin American Mortgage
501 Corporate Dr, Ste 400
Franklin, TN 37067

MAP-PARCEL:
180020A09500CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

B. Allen BeCraft, IV

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Michael Sullivan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 54, Section Two The Ridge at Stone Creek Park, as shown on plat of record in Instrument 20060120-0007577, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to B. Allen BeCraft IV from Drees Premier Homes, Inc. by deed dated 09/28/2007 filed for record on 10/03/2007 in Instrument No. 20071003-0117837, Register's Office for Davidson County, Tennessee.

Libby BeCraft, spouse of B. Allen BeCraft, IV, joins in this conveyance to convey any rights she may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **1221 Beech Hollow Drive, Nashville, Tennessee 37211.**

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 my hand this 24th day of August, 2012.

BAB
LB

B. Allen BeCraft, IV

Libby BeCraft aka Leslie BeCraft

B. Allen BeCraft, IV

Libby BeCraft

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **B. Allen BeCraft, IV and Libby BeCraft**, 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.

* AKA Leslie BeCraft

Witness my hand and official seal at Brentwood, Tennessee this 24th day of August, 2012.

JAKE CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Commission Expiration: **My Commission Expires: May 20, 2014**

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2012, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 2012.

_____
Notary Public

Commission Expiration: