BOX 50-B

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

BILL GARRETT, Davidson County
Trans:T20120094128 DEEDWARR
Recvd: 12/10/12 10:59 3 pgs
Fees:18.00 Taxes:1816.60

20121210-0113429

CORPORATE FORM

WARRANTY DEED

THIS INDENTURE, made and entered into this **4th** day of **December, 2012**, by and between **The Cottages of Green Hills, LLC,** a Tennessee Limited Liability Company, party of the first part, and **Jody L. Beaverson,** a Single Woman party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Nashville,**, County of **Davidson**, State of **TN**.

Unit 4 of Glen Echo Cottages, a Townhouse Planned Unit Development, as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Glen Echo Cottages Townhouses in Instrument No. 20120410-003078, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being part of the property conveyed to the Grantor herein by deed of record at Instrument No. 20120319-0023090 in said Register's Office.

Parcel #: Part of 1171500-7200

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision restrictions, building lines and easements of record, and any subsequent years taxes not yet due and payable,

and that the title and quiet possession thereto he/she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

The Cottages of Green Hills, LLC

Michael M. Wardlow, Assistant Secretary

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael M. Wardlow** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be **Assistant Secretary** (or other officer authorized to execute the instrument) of **The Cottages of Green Hills, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that he as such **Assistant Secretary**, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as **Assistant Secretary**.

WITNESS my hand and Notarial Seal at office this **4th** day of **December, 2012**.

Notary Public

My commission expires: _____

JACLYN C. MONTORIA
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 11-16-13

****

Property address:

1617 Glen Echo Drive

Nashville, TN 37215

Owner's name:

Jody L. Beaverson

1617 Glen Echo Drive

Nashville, TN 37215

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Tennessee Bank & Trust

4007 Hillsboro Rd

Nashville TN 37215

This instrument prepared by:

Southern Trust Title Company

6465 Quail Hollow, Suite #401

Memphis, TN 38120

File No.: 12112702

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$490,973.43** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 4 day of **December, 2012.**

Notary Public

My Commission Expires: 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

(FOR RECORDING DATA ONLY)