Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20120096574 DEEDWARR
Recvd: 12/18/12 10:15 2 pgs
Fees:13.00 Taxes:457.32
20121218-0116368

06-1211-74921

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $123,600.00

Affiant

Subscribed and sworn to before me, this 14th day of December, 2012.

Notary Public
My commission expires: 9-2-13

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
OF WILSON

Address of New Owner:	Send Tax Bills to:	Tax Information
~~Sherry Sue Anderson~~ Timothy Beach 4004 Hutson Ave. Nashville TN 37216	Franklin American Mortgage Co 501 Corporate Centre Drive Suite 400 Franklin, TN 37067	061-10-0-004.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Goad, a single man, and Jason Goad, a single man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Timothy Beach, a married man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the northerly one half of Lot No. 222, on the Plan of Maplewood Heights, Second Subdivision, of record in Book 547, Pages 103 and 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 222 fronts 50 feet on the westerly side of Hudson Avenue (correctly known as Hudson Avenue) and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to James Goad, a single man and Jason Goad, a single man by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated September 23, 2011, recorded September 27, 2011, of record in Instrument No. 20110927-0074569, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4004 Hutson Avenue, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of December, 2012.

James Goad

Jason Goad

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Goad and Jason Goad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 14th day of December, 2012.

Notary Public
State of Tennessee at Large

My Commission expires 10-19-13

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD