WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$215,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130001361 DEEDWARR
Recvd: 01/07/13 08:27 2 pgs
Fees:13.00 Taxes:795.50
20130107-0001563

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Kenslee IV	Avenue Bank	**MAP 83-5**
(NAME)	(NAME)	
802 N 14th Street	3823 Cleghorn Avenue	**PARCEL 373.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **BRIAN BEQUETTE AND WIFE, BARBARA BEQUETTE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES H. HENSLEE IV, UNMARRIED AND CHARLES E. HENSLEE, III AND WIFE, JOANN B. HENSLEE,** 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:

E.

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Part of Lots 4 & 5, Block 1, on the corrected Plan of T. P. Weakley's Subdivision of Block 1,2, & 3 of record in Instrument No. 20120716-0062558, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to Brian Bequette and Barbara T. Bequette, husband and wife, by Warranty Deed from Brent Haesler, an unmarried man, dated March 22, 2005, recorded March 24, 2005 of record in Instrument No. 20050324-0032012, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2012 real property taxes have been paid, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument No. 20120716-0062558, said Register's Office and (c) 12' Access Easement across the rear of Lot 2 for the benefit of Lot 1.

unimproved ☐

This is improved ☒ property, known as **802 N 14th Street, Nashville, TN 37206**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 31st day of December, 2012.

Brian Bequette

Barbara Bequette

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Brian Bequette, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of December, 2012.

Commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Barbara Bequette, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of December, 2012.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

Notary Public