THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 13050107** BILL GARRETT, Davidson County Trans:T20130045942 DEEDWARR Recvd: 06/03/13 13:52 2 pgs Fees:13.00 Taxes:1894.40 20130603-0055658	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $512,000.00. Affiant Subscribed and sworn to before me, this 29th day of May, 2013. Notary Public My Commission Expires: 8-16-2015 CHRISTY MALONE-SMITH NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

Address New Owner: Lucian Wayne Beavers and Holly P. Beavers 5916 Long Meadow Rd Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-09-0 028.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth Ayers and Mary K. Ayers, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lucian Wayne Beavers and Holly P. Beavers, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 349, HILLWOOD ESTATES, SECTION 14, as shown on plat of record in Plat Book 2900, Page 36, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kenneth Ayers and wife, Mary K. Ayers by Warranty Deed from Ronald C. McKinney and wife, Ann W. McKinney, recorded on the 30th day of October, 2000 in Instrument No. 20001030-0107408, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLWOOD ESTATES, SECTION 14, as recorded in Plat Book 2900, Page(s) 36.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2995, Page 570, Book 3030, Page 178, amended in Book 3218, Page 473.

Easement to Southern Bell Telephone, recorded in Book 2994, Page 533.

This is improved property located at 5916 Long Meadow Rd Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2013.

Kenneth Ayers

Mary K. Ayers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth Ayers and Mary K. Ayers, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014