Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $274,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20130048578 DEEDWARR
Recvd: 06/11/13 09:24 2 pgs
Fees:13.00 Taxes:1013.80
20130611-0059074

Subscribed and sworn to before me, this 30th day of May, 2013.

Notary Public:
My Commission Expires: 8-19-13

M. L. HICKERNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

WARRANTY DEED

Name and Address of New Owner:
Nicolas Beaudoing and Melissa B. Beaudoing
1013 Chicamauga Avenue
Nashville, TN 37206

Send Tax Bills To:
Movement Mtg.
841 Seahawk Ct.
Virginia Beach VA 23455

Map/Parcel Number
083-05-0-063.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Christine H. Pulle, formerly known as Christine H. Ward**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nicolas Beaudoing and Melissa B. Beaudoing, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being the westerly 62 1/2 ft. of the southerly 150 ft. of Lot no. 58 on the plan of Stratton and Seymour's Addition to Edgefield, now East Nashville, as shown on the plat of record in Book 57, page 23, and being more particularly described as follows:

Beginning at the northerly margin of Chickamauga Ave., at the corner of Lot nos. 57 and 58; thence with the northerly margin of said avenue, easterly 62 1/2 ft; thence northwardly and parallel with the line between said two lots, 150 ft. to the southerly margin of proposed alley, thence with the same westerly 62 1/2 ft. to the line between lots nos. 57 and 58; thence with said line, southerwardly 150 ft. to the beginning.

Being the same property conveyed to Christine H. Ward, unmarried from Richard Vanberckelaer, married and Christopher B. Mennes, married by Warranty Deed dated 3/12/07 recorded in Instrument No. 20070315-0031730, Register's Office of Davidson County, Tennessee.
The undersigned Matthew Pulle, spouse of Christine H. Pulle, formerly known as Christine H. Ward, joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2013 and subsequent years.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: **1013 Chicamauga Avenue, Nashville, TN 37206**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 30th day of May, 2013.

Christine H. Pulle, f/k/a Christine H. Ward

Matthew Pulle

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Christine H. Pulle, formerly known as, Matthew Pulle, the bargainor(s), 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.

Witness my hand and official seal, this 30th day of May, 2013.

Commission Expires: 5-4-15

Notary Public:

JAMES L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075