Prepared by and return to:
Tommy Boothe, Attorney
9485 Lebanon Road
Mt. Juliet, TN 37122

Address New Owner:
Carmen Velez
225 Haywood Lane
Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20130049608 DEEDWARR
Recvd: 06/13/13 08:33 2 pgs
Fees:13.00 Taxes:493.95
20130613-0060192

Send Tax Bills
New Owner

Map Parcel Numbers:
Map 148-10, Parcel 69
5DU45868

WARRANTY DEED

THIS INDENTURE made and entered into this 17th day of May, 2013, by JR Bean Investments, a Tennessee limited liability company (the "Grantor") and Carmen Velez, an unmarried individual (the "Grantee").

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and hereby bargains, sells, conveys and confirms unto Grantee the following described real estate, situated and being in Nashville, Davidson County, Tennessee to-wit:

Land in Davidson County, Tennessee, being Lot No 1 on the Map of Blanchard Heights, of record in Book 2663, pages 62 and 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 95.15 feet on the south side of Haywood Lane and runs back between lines 274.97 feet to a dead line in the rear on which it measures 95.5 feet.

Being the same property conveyed to Grantor by Warranty Deed from Joette N. Pickerel, by way of record at Instrument Number 201305160049502 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **225 Haywood Lane, Nashville, TN 37211**

TO HAVE AND TO HOLD the aforedescribed real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, their heirs, successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same that the same is unencumbered except for 2013 Davidson County real property taxes, not yet due or payable, and real estate taxes and assessments for all subsequent years; all matters appearing on the plan of record in Book 2663, pages 62 and 63, all of record in the aforesaid Register's Office; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees", respectively, 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 thereof.

WITNESS our signature this the 20th day of May, 2013.

Roger Austermiller, Member

Penny Austermiller, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Roger Austermiller and Penny Austermiller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be all the Members of JR Bean Investments, LLC and who executed the foregoing instrument as Members of JR Bean Investments, LLC for the purposes therein contained in behalf of JR Bean Investments, LLC.

Witness my hand and official seal this 20th day of May, 2013.

Notary Public

DAWN MARIE WEST
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 10/21/14

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $133,500.00

Affiant

Subscribed and sworn to before me this 20th day of May, 2013.

Notary Public

DAWN MARIE WEST
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 10/21/14