WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2013.

Notary Public:

MY COMMISSION EXPIRES: 1-26-2014
(AFFIX SEAL)

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Danielle D. McDonald	Franklin American Mortgage	Parcel ID:
852 Sandburg Place	501 Corporate Centre Dr.	10812026700
Nashville, TN 37214	Franklin, TN 37067	

FOR AND IN 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

Beverly Biele and husband, David Biele

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Danielle D. McDonald , unmarried and Matthew A. Bates, unmarried
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:

Being Lot No. 12 on the Plan of Resubdivision of Lots 11 & 12, Elmcrest Subdivision, as shown of record in Plat Book 8250, Page 61, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Beverly Bechtold by deed from Wanda Faye Claybrooks, of record in Instrument 20080501-0044356, dated April 30, 2008, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 8326, Page 915, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 8250, Page 61, said Register's Office.

Power of Attorney of record in Instrument 20130618-0062380, said Register's Office.

Beverly Biele and Beverly Bechtold being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( ) .

This is Improved (X) property, known as 852 Sandburg Place, Nashville, TN 37214

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 14th day of June, 2013.

Beverly Biele

David Biele by Beverly Biele Attorney in Fact

David Biele by Beverly Biele Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20130051397 DEEDWARR
Recvd: 06/18/13 15:28 2 pgs
Fees:13.00 Taxes:404.78

20130618-0062381

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 Beverly Biele, 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 at Nashville, Tennessee, this 14th day of June, 2013.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Beverly Biele, 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 on behalf of David Biele as his/her/their Attorney in Fact as the free act and deed of the within named David Biele.

Witness my hand and official seal at Nashville, Tennessee the 14th day of June, 2013.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.