This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

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

ADDRESS NEW OWNER:
Danny L. Sissom
270 Cana Circle
Nashville, Tennessee 37205

SEND TAX BILL TO:
Owner

MORTGAGEE:
First Bank
3310 Aspen Grove Dr., Suite 100
Franklin, TN 37067

MAP 129-110
GROUP A
PARCEL 270CO

BILL GARRETT, Davidson County
Trans:T20130061821 DEEDWARR
Recvd: 07/19/13 13:40 3 pgs
Fees:18.00 Taxes:610.13
20130719-0075041

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Forrest W. Beavin, III, Trustee,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Danny L. Sissom**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 123L created under Title 66, Chapter 27, Section 101, et seq, as amended, TCA, and as established by the Master Deed for The Cloister at St. Henry, Phasse 1D, of record in Book 6933, page 927, Register's Office, Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed.

Reference is hereby made to the Plat for The Cloister at St. Henry, Phase 1D, attached as Exhibit B to said Master Deed for proper identification.

Being the property conveyed to Forrest W. Beavin, III, Trustee of the Mary Breen Beavin Trust, by deed dated May 13, 2013 from St. Henry's Property Development, Inc., of record in Instr. 20130415-0036908, Register's Office for Davidson County, Tennessee. (fee simple)

Being the property conveyed to Forrest Wilfred Beavin, Jr. and Mary Breen Beavin, Trustees of the Beavin Revocable Living Trust Agreement u/a/d July 15, 2008, by deed from F. W. Beavin and wife Mary B. Beavin dated July 15, 2008 of record in Instr. 20081008-0102165, said Register's Office. (leasehold) Forrest Winfred Beavin, Jr. is now deceased.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **270 Cana Circle, Nashville, Tennessee 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 my hand this the **12th** day of **July, 2013.**

Forrest W. Beavin, III, Trustee of the Mary Breen Beavin Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Forrest W. Beavin, III, Trustee**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Trustee of The Mary Breen Beavin Revocable Living Trust Agreement and as said Trustee, he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of July, 2013.

M L Hickernell

NOTARY PUBLIC

My Commission Expires: 8-19-13

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $164,900.00.

Barry L Beavin

AFFIANT

Subscribed and sworn to before me on this 12th day of July, 2013.

M L Hickernell

NOTARY PUBLIC

My Commission Expires: 8-19-13

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