Return to
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tennessee 37212

BILL GARRETT, Davidson County
Trans:T20140002975 DEEDWARR
Recvd: 01/14/14 13:03 3 pgs
Fees:18.00 Taxes:684.50
20140114-0003737

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0268HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of January, 2014.

Notary Public
Commission Expires: 5-2-2016

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gerald Bequette 1111 McAlpine Avenue Nashville, TN 37216	Same	061.11-0-265.00

WARRANTY DEED

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, I/WE,

Carolyn Hedge and Cherie Peace and Mary Taylor and Beverly Valdes

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gerald Bequette and wife, Joyce Bequette

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:

Land in Davidson County, Tennessee, being part of the south part of Block "B" on the Map of Kennedy & Graves Plan of Monte Vista, of record in Book 421, Page 143, Register's Office for Davidson County, Tennessee, being more completely described as follows:

Beginning at a point in the northerly margin of McAlpine Avenue, at the southeast corner of the property conveyed to Geraldine Jackson by deed of record in Book 796, Page 295, said Register's Office; said point being 226.2 feet west of the westerly line of Lot No. 1 of said subdivision; thence, along the easterly line of the Jackson lot, northerly 155 feet to a point; thence, easterly 76.2 feet to the northwest corner of the property conveyed to W. L. York and wife, by deed of record in Book 1390, Page 518, said Register's Office; thence along York's west line, southerly 155 feet to the northerly margin of McAlpine Avenue; thence, with the margin of the same, westerly 76.2 feet to the point of beginning.

Being the same property conveyed to Carolyn Hedge, Cherie Peace, Mary Taylor and Beverly Valdes, as tenants in common, by deed from Christopher Miller dated May 13, 2013 and recorded May 17, 2013 of record in Instrument No. 20130517-0049765; further being the same property conveyed to Rose Warner Briggs by deed from Frank E. Wade and wife, Mary E. Wade as recorded on August 21, 1969 of record in Book 4359, Page 263. Rose Warner Briggs n/k/a Rose W. Briggs Miller having since died on December 12, 2008. Property was devised to Carolyn Hedge, Cherie Peace, Mary Taylor and Beverly Valdes in Last Will & Testament and Petition for Probate to Establish Muniment of Title in Docket #13P-1356, Davidson County Probate Court.

Carolyn Hedge and Carolyn B. Hedge is one and the same person.
Cherie Peace and Cherie Yvonne Peace is one and the same person.
Mary Taylor and Mary E. Taylor is one and the same person.
Beverly Valdes and Beverly J. Valdes is one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1111 McAlpine Avenue, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of January, 2014.

Carolyn Hedge
Carolyn Hedge

Beverly J. Valdes by Carolyn B. Hedge, AIF
Beverly J. Valdes by Carolyn B. Hedge, Attorney in Fact

Cherie Yvonne Peace by Carolyn B. Hedge, AIF
Cherie Yvonne Peace by Carolyn B. Hedge, Attorney in Fact

Mary E. Taylor by Carolyn B. Hedge, AIF
Mary E. Taylor by Carolyn B. Hedge, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carolyn Hedge** 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 10th day of January, 2014.

Angela A. Ramsey
Notary Public
My Commission Expires: 4/23/2014

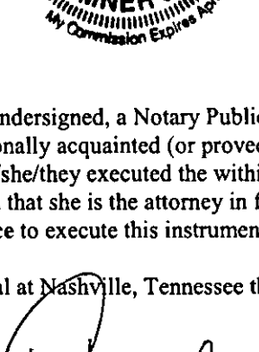
ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carolyn B. Hedge** 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, and who further acknowledged that she is the attorney in fact for **Beverly J. Valdes** and that she is authorized by **Beverly J. Valdes** to execute this instrument of her behalf.

Witness my hand and official seal at Nashville, Tennessee this 10th day of January, 2014.

Notary Public
My Commission Expires: 4/23/2014

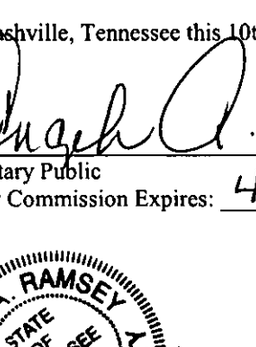


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carolyn B. Hedge** 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, and who further acknowledged that she is the attorney in fact for **Cherie Yvonne Peace** and that she is authorized by **Cherie Yvonne Peace** to execute this instrument of her behalf.

Witness my hand and official seal at Nashville, Tennessee this 10th day of January, 2014.

Notary Public
My Commission Expires: 4/28/2014



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carolyn B. Hedge** 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, and who further acknowledged that she is the attorney in fact for **Mary E. Taylor** and that she is authorized by **Mary E. Taylor** to execute this instrument of her behalf.

Witness my hand and official seal at Nashville, Tennessee this 10th day of January, 2014.

Notary Public
My Commission Expires: 4/23/2014