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

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $147,000.00

Affiant

Subscribed and sworn to before me, this 10 day of February, 2014.

Notary Public
My commission expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20140010196 DEEDWARR
Recvd: 02/12/14 12:54 2 pgs
Fees:13.00 Taxes:543.90
20140212-0012499

Address of New Owner:	Send Tax Bills to:	Tax Information
Gerald Bequette 905 Fairwin Avenue Nashville, TN 37216	New Owner 625 Main St., #203 Nashville, TN 37206	07209027400

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **S. Kurt Denny,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Gerald Bequette and wife, Joyce B. Bequette,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 36 on the Plan of the Eskridge Subdivision of part of the W.B. Franklin Property as of record in Book 547, Page 52, Register's Office Davidson County, Tennessee.

Being the same property conveyed to S. Kurt Denny by Warranty Deed from Big Picture Properties, LLC, a Tennessee limited liability company, recorded on December 2, 2013 in Instrument Number 20131202-0122250, Register's Office for Davidson County, Tennessee.

This property is improved property known as 905 Fairwin 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 10th day of February, 2014.

S. Kurt Denny

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **S. Kurt Denny** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 10th day of February, 2014.

Etta Carter
Notary Public

My Commission expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

FILE NO: 2014012897