WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140011194 DEEDWARR
Recvd: 02/18/14 10:45 2 pgs
Fees:13.00 Taxes:514.30
20140218-0013666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$139,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert R. Davis	**Franklin American Mortgage Company**	**Map 71-8**
(NAME) **529 Wesley Avenue**	(NAME) **501 Corporate Centre Drive**	**Parcel 206.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BRIAN BEQUETTE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT R. DAVIS AND, CINDA B. DAVIS, as Tenant in Common with Right of Survivorship,** 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 Lot No. 77 on the Plan of Joywood Heights, Section 1, as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 60 feet on the northerly side of Wesley Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Brian Bequette by Quitclaim Deed from Nationstar Mortgage, LLC, filed of record on October 3, 2013 in Instrument No. 20131003-0103921, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Nationstar Mortgage, LLC by deed from Rubin Lublin TN, PLLC, Substitute Trustee and filed of record on August 27, 2013, in Instrument No. 20130827-0090112, said Register's Office. Further being the same property conveyed to Linda H. Crutcher by Quitclaim Deed of record from Angel Crutcher, filed of record on September 11, 2003, of record in Instrument No. 20030911-0133795, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1130, page 91, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **529 Wesley Avenue, Nashville, TN 37207**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 14th day of February, 2014.

Brian Bequette

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Brian Bequette**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of February, 2014.

Commission expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014

Notary Public