Ret TO:

American Title & Escrow, LLC
7101 Sharondale Court
Suite 200
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

Cecilia West Spivy
Attorney at Law
111 West Commerce St., Ste. 201
Lewisburg, TN 37091

Map & Parcel 161 04 0 087.00

BILL GARRETT, Davidson County
Trans:T20140041069 DEEDWARR
Recvd: 06/11/14 10:13 2 pgs
Fees:13.00 Taxes:453.62
20140611-0050689

Based on information provided by the parties.

WARRANTY DEED

FROM: HENRY E. BEARD

To: BRADLEY BISHOP AND LISA BISHOP, HUSBAND AND WIFE

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, the undersigned, HENRY E. BEARD, unmarried, have this day bargained and sold, and do, by these presents, transfer and convey unto BRADLEY BISHOP AND LISA BISHOP, husband and wife, their heirs and assigns, all his right, title and interest in and to the following described realty located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 40, as shown on the map entitled Goodrich Heights, of record in Plat Book 2663, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 40 fronts 143.09 feet on the south side of Raywood Lane and runs back 193.85 feet on the west side and 193.6 feet on the east line to a dead line on which it measures 131.5 feet.

By authority of the grantor herein, reference is made to a Power of Attorney from HENRY ELMER BEARD to NANCY DIANE WILLIAMS, of record in Book *, page _____, RODCT, for authority of the grantor to convey said real estate. * 20140611-0050688

This same realty conveyed to HENRY E. BEARD AND WIFE, BETTY C. BEARD of record in Book 3534, page 283, Register's Office of Davidson County, Tennessee. Betty C. Beard is deceased, leaving Henry E. Beard as the surviving tenant by the entirety.

The 2014 taxes have been prorated between the parties and assumed by the grantees. Possession shall pass with the execution of this instrument.

This property is conveyed subject to an easement of record in Record Book 6273, page 736 and all matters shown on plat of subdivision of record in Plat Cabinet 2663, Slide 60, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, in fee simple forever.

The Grantor COVENANTS, as Attorney-in-Fact for HENRY E. BEARD, that he is lawfully seized and possessed of the granted realty; that he has a good and lawful right to sell and convey the same; that said property is not encumbered, except as herein stated;

and that he will forever warrant and defend the title thereto unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS MY HAND this 28th day of May, 2014.

Henry E. Beard Signed by
Nancy Diane Williams his Attorney in Fact.

HENRY E. BEARD by
NANCY DIANE WILLIAMS, his
Attorney in Fact

THIS INSTRUMENT SHOULD BE RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AS SOON AS POSSIBLE AFTER HAVING BEEN SIGNED.

STATE OF TENNESSEE
COUNTY OF MARSHALL

On this 28th day of May, 2014, before me personally appeared NANCY DIANE WILLIAMS, as Attorney-In-Fact for HENRY E. BEARD, to me known to be the person described in, and who executed the foregoing and attached instrument, and who acknowledged that she executed the same as the free act and deed of said HENRY E. BEARD.

IN WITNESS WHEREOF, I hereunto affix my signature and official seal in the County and State aforesaid.

Notary Public My Commission Expires: 3/30/15

CECILIA WEST SPIVY NOTARY PUBLIC AT LARGE MARSHALL COUNTY, TN

STATE OF TENNESSEE
COUNTY OF MARSHALL

The undersigned makes oath that the actual value or consideration of this transfer is $ 122,600.00.

Affiant

Sworn to and subscribed before me this 28th day of May, 2014.

Notary Public My Commission Expires: 3/30/15

CECILIA WEST SPIVY NOTARY PUBLIC AT LARGE MARSHALL COUNTY, TN

TAXES WILL BE PAID BY:

Bradley Bishop & Lisa Bishop
209 Garrett Dr.
Nashville, TN 37211

OWNERS' NAME & ADDRESS

Same

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