BILL GARRETT, Davidson County
Trans:T20150006454 DEEDWARR
Recvd: 01/27/15 10:01 2 pgs
Fees:13.00 Taxes:258.63
20150127-0007598

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 69,900.00

Affiant

Subscribed and sworn to before me, this 23rd day of January, 2015.

Notary Public

My commission expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BRIAN BEQUETTE	**FRANKLIN AMERICAN MORTGAGE CO**	**08101005200**
128 RICKER AVENUE 400	**501 CORPORATE CENTRE STE**	
	FRANKLIN, TN 37067	
SANTA ROSA BEACH, TN 32459		

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 ACKNOWLEDGE, WE,

JUSTIN MCCRORY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRIAN 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 Block 5 on the Map of G.T. Sheegog Subdivision at Bordeaux, of record in Book 421, Page 191, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Southerly margin of a 40 foot avenue of Doak Avenue, said point being the Northeasterly corner of the property of Castellarin: thence South 40 and a half degrees West with said Castellarin's Easterly line 571.6 feet to a point; thence South 75 degrees East 47.6 feet to a point; thence North 40 and a half degrees East 555.7 feet to a point in the Southerly margin of a 40 foot avenue; thence in a Westerly direction 42.5 feet to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO JUSTIN MCCRORY, BY CASH DEED FOR TENNESSEE FROM SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., DATED 11/27/2013 AND RECORDED ON 12/04/ 2013 IN INSTRUMENT NUMBER 20131204-0123424, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO NVR, INC., A VIRGINIA CORPORATION, TRADING AS FOX RIDGE HOMES, A TENNESSEE CORPORATION, BY WARRANTY DEED FROM SONIA DOOCHIN AND BEN DOOCHIN, CO-EXECUTORS OF THE ESTATE OF JULIUS DOOCHIN, DATED 07/15/2003 AND RECORDED ON 07/25/2003 IN INSTRUMENT NUMBER 20030725-0104063, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 3011 DOAK AVE, NASHVILLE, TN 37218.

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 in 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/our hand(s) this 23rd day of January, 2015.

JUSTIN MCCRORY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JUSTIN MCCRORY, the within named Grantor(s), 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, at office, this 23rd day of January, 2015.

Notary Public

My Commission Expires: 8.11.16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY