This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150079472 DEEDWARR
Recvd: 09/18/15 09:55 2 pgs
Fees:13.00 Taxes:592.00
20150918-0094838

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $160,000.00.

Affiant

Subscribed and sworn before me this the 15th day of September, 2015.

Notary Public
My commission expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Gerald Bequette 535A Wesley Ave Nashville, TN 37207	Franklin American Mtg Co. 501 Corporate Centre Dr. #400 Franklin, TN 37067	071-08-0-209.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SETH ROBERT KING, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GERALD BEQUETTE AND JOYCE B. BEQUETTE, HUSBAND and WIFE hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Section One, Joywood Heights of record in Plat Book 1130, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 80 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 Seth Robert King by Warranty deed from Jonathan L. Stepp and wife Bethany D. Stepp of record in Instrument No. 20120831-0078889 Register's Office for Davidson County, Tennessee, dated July 19, 2012 and recorded on August 31, 2012. (Value of consideration shown in aforementioned deed $99,000.00.)

Being also known as 535A Wesley Ave Nashville, TN 37207.

Subject to all Easements and Restrictions of record.

THIS IS ✓ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 535A Wesley Ave, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 15th day of September, 2015.

Seth Robert King by Kristina Jones Attorney in Fact

STATE OF TN
COUNTY OF Davidson

On this 15th day of September, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Kristina Jones with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Seth Robert King, by Specific Power of Attorney dated September 9, 2015, and who acknowledged that he executed the same as the free act and deed of Seth Robert King.

Witness my hand and official seal this 15th day of September, 2015.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY