BILL GARRETT, Davidson County
Trans:T20160017623 DEEDWARR
Recvd: 03/03/16 12:33 2 pgs
Fees:13.00 Taxes:476.38
20160303-0020476

RETURN RECORDED DOCS TO:
Robert L. Scruggs, Attny
2021 Richard Jones Rd. # 220
Nashville, TN 37215

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of February, 2016 by and between Juanita S. Boone, hereinafter referred to as GRANTOR, and Gerald Bequette and Joyce Bequette husband and wife as joint tenants with right of survivorship hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 380, on the Map of Joywood Heights, Section 2-A, as of record in Book 1424, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Juanita S. Boone by Quitclaim Deed from M. Todd Jackson, dated November 4, 2015, recorded January 12, 2016, of record in Instrument No. 20160112-0003098, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to M. Todd Jackson by Warranty Deed from Stuart Adam Trotter and wife, Jaime D. Trotter, dated October 20, 2015, recorded October 26, 2015, of record in Instrument No. 20151026-0108437, Register's Office for Davidson County, Tennessee. Further previously being the same property conveyed to Stuart Adam Trotter and wife, Jaime D. Trotter (incorrectly listed as Jamie D. Trotter on previous deed) by Warranty Deed from Greg K. Self, married and John L. Hickman, unmarried, dated October 18, 2010, recorded November 8, 2010, of record in Instrument No. 20101108-0089571, Register's Office for Davidson County, Tennessee.

**Juanita S. Boone has never lived in this property

This is [xx]improved [ ]unimproved property known as: 2628 Flamingo Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Juanita S. Boone

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Juanita S. Boone, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 23rd day of February, 2016.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Gerald Bequette and Joyce Bequette
1537 Hudson Road,
Madison, TN 37115

Send Tax Statements to:
Gerald Bequette and Joyce Bequette
1537 Hudson Road,
Madison, TN 37115

Map & Parcel: 071-04-110.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $128,750.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 23rd day of February, 2016.

Notary Public

My Commission Expires: _____

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

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

16-1-048