Return to:
First Title And Escrow Company, Inc.,
Box 9B
File number 21927

WARRANTY DEED

FILE BOX 19B
03-11-004-W

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th day of November, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/20/03 14:40 2pgs
Fees:13.00 Taxes:480.63
20031120-0169564

THIS INSTRUMENT WAS PREPARED BY		
Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027		
ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Sarah L. Donahue	**1st Trust Bank for Savings**	091-13-0
(NAME) 438 Westboro Drive	(NAME) P.O. Box 17257	182.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Memphis, TN 38187	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Lisa M. Hunley, now Lisa M. Beathard, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Sarah L. Donahue, unmarried**, hereinafter called the Grantee(s), 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. 18, on the Plan of Section One, Westboro Subdivision, of record in Book 1424, Page 18, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 18 fronts 75.0 feet on the Northeasterly margin of Westboro Drive and extends back 199.8 feet on the Northwesterly line and 199.7 feet on the Southeasterly line to a dead line in the rear, measuring 75.0 feet thereon.

BEING all the same property conveyed to Lisa M. Hunley, by Deed from Jenner W. Bennett Jr. and wife, Vicki M. Bennett, of record in Book 11234, Page 575, Register's Office for Davidson County, Tennessee. The said, Lisa M. Hunley, having since married Brian Beathard and NKA Lisa M. Beathard.

BRIAN BEATHARD, spouse of the above named LISA M. BEATHARD, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 438 Westboro Drive, Nashville, TN, 37209.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hand, this 14th day of November, 2003.

Lisa M. Hunley Beathard

Brian Beathard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa M. Hunley Beathard and husband Brian Beathard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of November, 2003.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.