WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 06/23/04 14:25 2pgs
Fees:13.00 Taxes:394.05

20040623-0074618

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Hale	SAME	MAP 61
(NAME) 5031 Inglewood Court	(NAME)	GROUP 03-0
(ADDRESS) Nashville, TN 37216	(ADDRESS)	PARCEL 172
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE,
Rose-Marie Brady-Beaster and husband Mark Beaster, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ronald Hale and Wife, Joan Hale, 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 Lot No. 56 on the Plan of A.J. Coleman Inglewood Heights Subdivision, Block "C" of record in Book 1424, Page 85, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey dated May 7, 1998 by Leslie Flowers, License No. 1659, John Kohl & Company, P.C., 400 Seventh Avenue, South, Nashville, TN 37203, as follows:

BEGINNING at a concrete monument on the easterly margin of Inglewood Court, at the common corner of Lot Nos. 55 and 56; thence with the line between said lots, easterly 149 feet to a point, the common corner of Lot Nos. 55, 56 and 52; thence southerly 92.7 feet to an iron pin, the same being 5 feet North of the Northeast corner of Lot No. 57; thence westerly and parallel to the northerly line of Lot No. 57, 155.5 feet to an iron pin in the easterly margin of Inglewood Court; thence northerly and with the easterly margin of said Inglewood Court, 97.5 feet to the point of beginning. Being the same property conveyed to Rose-Marie Brady by Quitclaim Deed dated April 18, 2002 from Kevin M. Brady of record in Instrument No. 20020424-0050539 and also by deeds of record in Book 7252, Page 839 and Book 10938, Page 81, all of record in the Register's Office for Davidson County, Tennessee.

Easement to Metro for Sewers and Drainage as shown of record in Book 5459, Page 971, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5031 Inglewood Court, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 14th day of June, 2004.

Rose-Marie Brady-Beaster

Rose-Marie Brady-Beaster

Mark Beaster

Mark Beaster

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Rose-Marie Brady-Beaster and Mark Beaster the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/14/2004

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number2405317

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122