WARRANTY DEED

RECORD AND RETURN TO:
HALLMARK TITLE COMPANY
1000 NORTHCHASE DRIVE, SUITE 100
GOODLETTSVILLE, TN 37072

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$198,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin G. Shelley	**Guaranty Trust**	**141-12-B-6CO**
(NAME)	(NAME)	
1105 Blythe Court East	**640 Broadmor Blvd, Ste 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Murfreesboro, TN 37129**	
(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, **CHRISTINA L. BEATTIE AND DOUGLAS L. BEATTIE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN G. SHELLEY AND WIFE, CATHERINE NEVES-SHELLEY**, 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 Lot No. 6 on the plan of Phase 1, Southhampton of record in Book 5200, page 464 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christina L. Beattie and Douglas L. Beattie by deed from William Roth and wife Deborah Roth of record in Instrument No. 20010629-0069343 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of Record in Book 6120, page 430 and Book 6120, page 450
By-Laws of Record in Book 6355, page 517
Charter of the Homeowner's Association of Record in Book 6323, page 132
The Plan of Record in Book 5200, page 464
Property Taxes for the current year

Davidson County DEEDWARR
Recvd: 12/03/04 09:10 2pgs
Fees:13.00 Taxes:732.60

20041203-0144082

unimproved ☐

This is improved ☒ property, known as **1105 Blythe Court East, Nashville, TN 37221**

(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 our hands this 29th day of November, 2004.

Douglas L. Beattie

Christina L. Beattie

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 Douglas L. Beattie and wife, Christina L. Beattie, the bargainors, 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 Nashville, Tennessee this 29th day of November, 2004.



Commission expires: July 21, 2007

Shannon Philbin Notary Public