394 3 of 4

Davidson County DEEDWARR Recvd: 03/18/05 14:04 2 pgs Fees:13.00 Taxes:582.75 20050318-0030071	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2005. Notary Public MY COMMISSION EXPIRES: 7-30-07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Earl Beasley, Jr.	SunTrust Mortgage, Inc.	091-16-0
4111 Dakota Avenue	201 Fourth Avenue, North 7th Floor	GROUP
Nashville, Tennessee 32709	Nashville, Tennessee 37219	PARCEL 271.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Seven Thousand Five Hundred Dollars and Zero Cents ($157,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Darleen Sandoval and husband, Damon Maes, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Earl Beasley, Jr., a married person, and Thomas Earl Beasley, III, a single person, and Katherine Beasley, a single person, 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.

BEING the east 40.0 feet of Lot No. 2 and the west 20.0 feet of Lot No. 3 on the Map of Charlotte Avenue Church of Christ Addition to West Nashville of record in Book 547, page 199, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Darleen Sandoval and Damon Maes by deed dated July 11, 2002, from Stephanie E. Cornwell, unmarried, of record as Instrument No. 20020724-0088643 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property known as 4111 Dakota Avenue, Nashville, TN 37209

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 7th day of March, 2005.

Darleen Sandoval
Darleen Sandoval

By: Christie Wilson
Christie Wilson, Attorney in Fact

Damon Maes
Damon Maes

By: Christie Wilson
Christie Wilson, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christie Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Darleen Sandoval and Damon Maes, and acknowledged that she executed the same as the free act and deed of the said Darleen Sandoval and Damon Maes.

Witness my hand and official seal at Nashville, Tennessee this 7th day of March, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts
Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee