WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 150,000.00

Miranda Pasychaldshi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **14TH DAY OF OCTOBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: ~~January 25, 2006~~ 3/.08
(AFFIX SEAL)

RITA MARGRAVE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 10/21/05 12:10 2 pgs
Fees:13.00 Taxes:577.20

20051021-0127308

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben Beasley	New Owner	**143-03-0-A 004.00 CO**
(NAME)	(NAME)	
6952 Highland Park Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	,	
(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, I, **Maritza Buenahora**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ben Beasley and wife Lacy Beasley**, 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 Harpeth Glen Condominium tract as shown per plat of record in Plat 4460, Page 99, of the Register's Office of Davidson County, Tennessee, the part hereby conveyed being:

Unit No. F-1 on the said section plat together with the carport designated number F-1, a Family unit type No. 3, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to Harpeth Glen Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4546, page 658, as amended in Book 4630, Page 504, and again in Book 5178, Page 138, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **Maritza Buenahora** by deed of record in, Instrument 20000620-0061363, Register's Office for **Davidson** County, Tennessee.

Arthur Buenahora executes this instrument on behalf of Maritza Buenahora as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20051021-0127307, in the Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **6952 Highland Park Drive, Nashville, TN 37205**
(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 October, 2005**.

MARITZA BUENAHORA BY: ATTY IN FACT

Maritza Buenahora
By: Arthur Buenahora, Atty-in-fact

State of Tennessee County of Davidson

On this 14th day of October, 2005 before me personally appeared Arthur Buenahora, the person who executed the foregoing instrument on behalf of Maritza Buenahora, and acknowledged that he executed the same as the free act and deed of the said Arthur Buenahora, through Power of Attorney granted Arthur Buenahora, by the said Maritza Buenahora.

Notary Public

Commission Expires: 1-25-2006

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

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