File No. 50697

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Darren Winningham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-22-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darren Winningham	New South Federal Savings Bank	86-14B-15.00 CO
(NAME)	(NAME)	
2804 Chapelwood Drive	210 Automation Way	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35210	
(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, Charles M. Beasley and wife, Rhonda N. Beasley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darren Winningham and Kami Winningham, husband and wife, 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. 15 on the Plan of Fleetwood Subdivision, Phase One, being a planned unit development, of record in Plat Book 6900, Page 248, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for amore complete and accurate description.

Being the same property conveyed to Charles M. Beasley and wife, Rhonda N. Beasley by deed from Ken Lokey Homes, Inc., dated November 25, 1987, of record in Book 7414, page 302, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE SUBJECT TO:

Subject to Easement of record in Book 7107, Page 408, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 7170, page 7, and Book 7628, Page 6, said Register's Office.

Charter of record in Book 7114, Page 370, said Register's Office.

Davidson County DEEDWARR
Recvd: 11/23/05 08:44 2 pgs
Fees:13.00 Taxes:610.13

20051123-0141473

unimproved ☐

This is improved ☒ property, known as 2804 Chapelwood Drive, Hermitage, TN 37076
(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 21st day of November, 2005.

Charles M. Beasley
Charles M. Beasley

Rhonda N. Beasley
Rhonda N. Beasley

File No. 50697
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 Charles M. Beasley and wife, Rhonda N. Beasley, 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 this 21st day of November, 2005.

Commission expires:

11-22-08

Notary Public

