File No. 251100589

WARRANTY DEED

HUGH B SHOULDERS, JR STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 7.5.8 WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/02/05 08:44 2 pgs
Fees:13.00 Taxes:462.13

20051202-0144832

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Duvall	New Owner	Map 150-02-0
(NAME) 3029 High Rigger Drive	(NAME)	Parcel 299.00
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Sheila Ann Beavers, married (formerly Sheila Ann Fischer),** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisa DuVall, unmarried,** HEREINAFTER CALLED THE GRANTEE, her 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 all of Lot No. 120, on the Plan of Revised, Section Two, Harbor Gate, as shown by plat appearing of record in Plat Book 6250, Page 33, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Sheila Ann Fischer by Warranty Deed dated June 24, 1988 of record in Book 7584, Page 499, Register's Office for Davidson County, Tennessee. Sheila Ann Fischer now known as Sheila Ann Beavers.

Restrictive Covenants of record in Book 6366, Page 494; Sanitary Sewer Easement of record in Book 5904, Page 79, Book 6434, Page 753, Book 5300, Page 909 and in Book 7382, Page 800; Water Main Easement of record in Book 7382, Page 823; Gas Line Easement of record in Book 2875, Page 299; all matters shown on plat of record in Plat Book 6250, Page 33; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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.

Jack E. Beavers, spouse of Sheila Ann Beavers, hereby joins in this conveyance for the purpose of conveying to the Grantee any and all interest that he may have in said property, including but not limited to the marital interest.

unimproved ☐

This is improved ☒ property, known as 3029 High Rigger Drive, Nashville, TN 37217
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 22nd day of November, 2005.

Sheila Ann Beavers

Sheila Ann Beavers

Jack E. Beavers

Jack E. Beavers

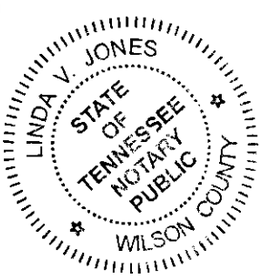
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sheila Ann Beavers and Jack e. Beavers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 22nd day of November, 2005.

Commission expires: June 22, 2009



Linda V. Jones

Linda V. Jones Notary Public

(seal)

File Number: 251100589

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122