WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/06 13:11 2 pgs
Fees:13.00 Taxes:832.50

20060622-0074653

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Freedman and Craig Harris	Chad Freedman & Craig Harris	
(NAME)	(NAME)	
	1616 Shelby Ave	Map 083-14-0
(ADDRESS)	(ADDRESS)	
	Nashville TN 37206	Parcel 355.00
(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, **GARY BEAZLEY**, MARRIED, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **CHAD FREEDMAN AND CRAIG HARRIS**, tenants in common, 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 Davidosn County, Tennessee, being Lot No. 19 on the Plan of the Edgefield Land Company's First Subdivision, as of record in Book No. 57, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary Beazley by Warranty Deed from Mario Manuel Mitchell, unmarried, dated March 6, 1999, of record in Book 11380, Page 181, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1616 Shelby Avenue, Nashville, TN 37206

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 I do covenant with the said Grantees 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 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.

Debbie R. Beazley joins in this transaction for the express purpose of conveying any marital interest she has in and to the herein described property as the spouse of Gary Beazley.

Witness our hands this 30th day of May, 2006.

Gary Beazley

Debbie R. Beazley

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 Gary Beazley and Debbie R. Beazley, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 30th day of May, 2006.

Commission expires:

6/24/07

Notary Public

CHRIS CANTRELL
NOTARY PUBLIC
MY LARGE
DEKALB COUNTY, TN