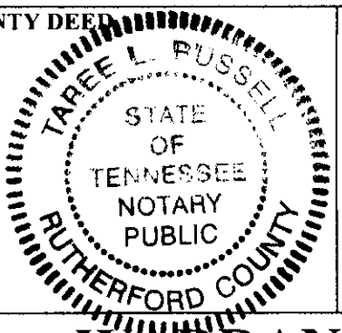
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

SUBSCRIBED AND SWORN TO/BEFORE ME, THIS THE 26th DAY OF **July, 2006**

Notary Public

MY COMMISSION EXPIRES: 2/24/09
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Patrick Smith	/SAME/ Wells Fargo Bank, N.A.	**95-03A 64.00CO**
(NAME) **7258 Lebanon Road**	(NAME) 6116 Executive Blvd. Ste.115A	
(ADDRESS) **Nashville,TN 37214**	(ADDRESS) Rockville, MD 20852	
(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, **Sandy Craig Beasley, an unmarried woman** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Patrick Smith, an unmarried man** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:
a/k/a John P. Smith

A CERTAIN CONDOMINIUM UNIT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: UNIT NO. 64 IN A HORIZONTAL PROPERTY REGIME AS SHOWN IN THE MASTER DEED ESTABLI SHING MAGNOLIA SQUARE CONDOMINIUMS OF RECORD IN BOOK 6685, PAGE 253, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM THOMAS W. BEASLEY TO SANDY CRAIG BEASLEY AS RECORDED ON THE 12TH DAY OF DECEMBER, 1994 IN BOOK 9543, PAGE 580 AND WARRANTY DEED FROM CHARLES H. TURNER TO THOMAS W. BEASLEY AS RECORDED ON THE 13TH DAY OF MAY, 1986 IN BOOK 6854, PAGE 673, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **7258 Lebanon Road, # 64, Nashville, TN 37214**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **26th** day of **July, 2006**.

Sandy Craig Beasley

Sandy Craig Beasley

Davidson County DEEDWARR
Recvd: 08/01/06 10:00 2 pgs
Fees:13.00 Taxes:295.63

20060801-0093114

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Rutherford

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Sandy Craig Beasley, whom I am personally acquainted and who upon his/her/their oath acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 26th day of July, 2006.

Taree L. Russell
NOTARY

MY COMMISSION EXPIRES: 2/24/09

