WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/07 13:11 2 pgs
Fees:13.00 Taxes:532.80
20070302-0026018

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Penny W. Hester
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Beasley	Thomas Beasley	
(NAME)	(NAME)	
609 Tosha Court	609 Tosha Court	70-2-113
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20070462

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, **Henry M. James Jr and wife, Gwendolyn Fay James**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do tranafer and convey unto **Thomas Beasley and wife, Theresa 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 Lot No. 18, on the plan of Tosha's Court Section Three of record in Book 9700 ,page 60, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Property commonly known as: 609 Tosha Court, Nashville, Tennessee.

BEING all of the same property conveyed to Henry M. James Jr and wife, Gwendolyn Fay James by Warranty Deed from Cardinal Construction, In.c dated September 20, 1996 of record in Book 10198, Page 926, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ■ property, known as 609 Tosha Court, Nashville, TN 37218

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 28th day of February, 2007.

Henry M. James Jr

Gwendolyn Fay James

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Henry M. James Jr and wife, Gwendolyn Fay James, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Henry M. James Jr and wife, Gwendolyn Fay James executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2007.

Commission expires: 8-20-2008

Susan B. Green

Notary Public

SUSAN B. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY