Davidson County DEEDWARR
Recvd: 07/12/07 12:31 2 pgs
Fees:13.00 Taxes:799.20

20070712-0083118

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $216,000.00

Affiant

J. LYNN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 10th day of July, 2007.

Notary Public
My commission expires:

15-0706-151134

Address of New Owner:	Send Tax Bills to:	Tax Information
Cara Marie Beasley 1469 Stoner Ridge Hermitage TN 37076	NEW ORDERS	75-11-0-A-080

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael W. Martin and wife, Cynthia A. Martin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cara Beasley, hereinafter called the Grantees, their successors 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. 75, on the Plan of Phase Three, Heritage Meadows, of record in Book 9700, Page 984, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard L. Pieper and wife, Wendy A. Pieper by deed from Frank Batson Homes, Inc., dated July 17, 2000, recorded July 20, 2000, of record in Instrument No. 20000720-0071864, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael W. Martin and wife, Cynthia A. Martin by deed from Wendy A. Pieper, dated October 11, 2006, recorded October 13, 2006, of record in Instrument No. 20061013-0127276, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1469 Stoner Ridge, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 10th day of July, 2007.

Michael W. Martin

Cynthia A. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael W. Martin and Cynthia A. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 10th day of July, 2007.

JENNIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee at Large

My Commission expires: 05/03/2010