Return to:
File Box 9B
First Title & Escrow Co.,Inc.
#26813

Davidson County DEEDWARR
Recvd: 07/20/07 14:28 2 pgs
Fees:13.00 Taxes:814.00
20070720-0086670

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is ~~$000,000.00~~ $220,000.00
Affiant
Subscribed and sworn to before me
This 16 day of July 2007
Notary exp: 11-22-10

DONALD E. KNIFFEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Address of new owners:
2709 Linmar Avenue # 3
Nashville, TN 37215

Send tax bills to:
Pinnacle Financial
211 Commerce St., #300
Nashville, TN 37201

Map & Parcel:
104-14-0C-003.00

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Debra M. Fultz, N/K/A Debra M. Myrick, Married** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Katie E. Beasley and husband Daniel T. 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:

Certain interest in land in Davidson County, Tennessee, described as Unit No. 3 Linmar Place, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6892, Page 724, as amended in Book 7213, Page 129, * *Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements, appurtenant to said units as set forth in said Master Deed and By-Laws for a more complete identification and description of such unit.* and Book 7374, page800

Being the same property conveyed to Debra M. Fultz, Unmarried, by Warranty Deed from Felipe D. Roman, Unmarried, of record in Book 10956, Page 432, dated June 2, 1998 in the Registers Office for Davidson County, Tennessee.

Jeffrey L. Myrick is executing this document to relinquish all marital rights to the said property.

The 2007 County property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **2709 Linmar Avenue # 3 Nashville, TN 37215**

OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 16 day of July, 2007.

Debra M. Myrick

Jeffrey L. Myrick

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 Debra M. Fultz, N/K/A Debra M. Myrick and Jeffrey L. Myrick, 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 purposed therein contained.

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/24/2007

Witness my hand and official seal this 16 day of July, 2007

Tabatha Edwards
Notary Public

Commission expires: 11/24/07

Debra M. Fultz is N/K/A Debra M. Myrick due to marriage.

Debra M. Myrick

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 Debra M. Myrick, 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 purposed therein contained.

Witness my hand and official seal this 16 day of July, 2007

Tabatha Edwards
Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/24/2007