WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,192.56

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-21-2011
(AFFIX SEAL)

LYNDA L. KING NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bragg, Mansfield, & Stegall, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Masterson	David Masterson	Map & Parcel
(NAME)	(NAME)	
1540 Jarrett Drive	701 Country Lawn Court	150-07-0-215
(ADDRESS)	(ADDRESS)	
Rockvale, TN 37153	Antioch, TN 37013	
(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, Daymon Bean and wife, Patsy L. Bean, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Masterson and wife, Paula A. Masterson, 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:

Being all of Lot No. 192, on the Plan of Section Five, "The Country", as shown by plat and survey of same appearing of record in Plat Book 5200, pages 271 and 272, Register's Office for Davidson County, Tennessee, to which plat reference is herein made for a more complete and accurate description of said lot.

Being the same property conveyed to Daymon Bean and wife, Patsy L. Bean, by deed from Betty Sue Daniels, unmarried, as shown of record in Book 8683, page 801, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☒ property, known as 701 Country Lawn Court, Antioch, TN 37013

(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.

Witness our hands this 3rd day of August, 2007.

Daymon Bean

Patsy L. Bean

Davidson County DEEDWARR
Recvd: 08/07/07 16:14 2 pgs
Fees:13.00 Taxes:496.51

20070807-0094597

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daymon Bean and wife, Patsy L. Bean, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 3rd day of August, 2007.

Commission expires: 2-21-2011

Notary Public

{Error! Bookmark not defined.}

