File No. 270901294

WARRANTY DEED

Tammy McCauley State of Tennessee Notary Public Rutherford Co, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Michael S Beasley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-22-09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/22/07 10:10 2 pgs
Fees:13.00 Taxes:432.90

20071022-0124623

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title TT
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S. Beasley	Pinnacle National Bank	Map & Parcel 096-09-0-173.00
(NAME)	(NAME)	
2820 Lakeland Drive	114 West College Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Delphia Bean, an unmarried person**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael S. Beasley, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), His HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 17, Plan of TWIN LAWN, as shown by plat of record in Plat Book 2331, page 9, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Delphia Bean, an unmarried person by deed from Clifford Hooper, a single person of record in Book 4869, page 421, Register's Office for said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2820 Lakeland Drive, 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 GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), His 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/our hands this 19th day of October, 2007.

Delphia Bean
Delphia Bean
by Shirley Jean Nelson Atty in fact

STATE OF Tennessee
COUNTY OF Rutherford

On this the 19th day of October, 2007, before me personally appeared Shirley Jean Nelson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Delphia Bean, and who acknowledged that Shirley Jean Nelson executed the same as the free act and deed of the said Delphia Bean by virtue of that Power of Attorney, duly executed by the said Delphia Bean and appearing of record in Instrument Number 20070516-0058494, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Smyrna, Tennessee, this 19th day of October, 2007.

My Commission Expires: 11-22-09

Notary Public

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

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RETURN TO:
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Smyrna, TN 37167