This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6070578

Davidson County DEEDWARR
Recvd: 01/29/08 10:34 2 pgs
Fees:13.00 Taxes:1235.80
20080129-0009061

Send Tax Bills To:

same as below

New Owner is:
Neil Colin Beadle
620 Logwood Briar Circle
Brentwood, TN 37027

MAP: 172-13-0A

PARCEL: 095.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Randy L. Price, unmarried, and Dago Melendez, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Neil Colin Beadle and wife, Jennifer Margaret Beadle**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 55, on the Plan of Section Two, Williams Grove, as shown on plat of record in Plat Book 9700, pages 902 through 906, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Randy L. Price, an unmarried man and Dago Melendez, an unmarried man, from Pulte Homes Tennessee Limited Partnership by deed dated 08/29/00 and recorded in Instrument Number. 20001003-0098110, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **620 Logwood Briar Circle, Brentwood, TN 37027**

RLP DM

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 9th day of January, 2008.

GRANTOR(S):

Randy L. Price

RANDY L. PRICE

Dago Melendez

DAGO MELENDEZ

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **RANDY L. PRICE and DAGO MELENDEZ**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 9th day of January, 2008.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Peggy S. Hill

NOTARY PUBLIC
My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$334,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 9th day of January, 2008.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Peggy S. Hill

NOTARY PUBLIC
My commission expires: 07-25-09