WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/08 16:03 2 pgs
Fees:13.00 Taxes:962.00

20080603-0056766

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3.20.2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027

B-5705

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret W. Beasley	SunTrust Mortgage, Inc.	155-15-0 021.00
(NAME)	(NAME)	
8200 Greenvale Court	401 Commerce Street, Suite 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37219	
(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, Patrick D. Hemmerly and and wife, Theresa E. Hemmerly, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret W. 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:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Natchez Trace Estates, Section II, of record in Book 4675, Page 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 is described as follows: Beginning at a point in the northerly boundary of Greenvale Drive, said point being the southeast corner of Lot No. 39; thence northwardly along the common boundary between Lots 39 and 40, 208.85 feet to a concrete marker; thence eastwardly along the common boundary between Lots 41 and 40, 145.04 feet to a point in the westerly margin of Greenvale Court; thence southwardly with said westerly margin 127.12 feet to a concrete marker; thence southwardly with said westerly margin 71.19 feet to another concrete marker; thence southerly and westerly along a curve having a radius of 25.00 feet 42.05 feet to a concrete marker in the northerly margin of Greenvale Drive; thence westwardly along said northerly margin 238.31 feet to the point of beginning.

BEING all of the same property conveyed to Patrick B. Hemmerly and wife, Theresa E. Hemmerly by Warranty Deed dated March 26, 1997 from Sidney K. Weissend and wife, Cassandra D. Weissend of record in Book 10394, Page 485, and corrected in Instrument No. 20030227-0026094, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 8200 Greenvale Court, Nashville, TN 37221
(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 29th day of May, 2008.

Patrick D. Hemmerly

Theresa E. Hemmerly

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 Patrick D. Hemmerly and Theresa E. Hemmerly the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of May, 2008.

Commission expires:

SUSAN B. MOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 16, 2012

Susan B. Mott Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027