File No. 280700517

WARRANTY DEED

PENNY ALLISON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-21-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/05/08 12:21 3 pg
Fees:18.00 Taxes:628.63
20080805-0080592

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel R. Beasley	NEW OWNER New South Federal Savings Bank	151-09-0A-224.00 CO
(NAME) 405 Ashby Place	(NAME) 210 Automation Way	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Birmingham, AL 35283-0180	
(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, WE , **Lynn A. Kauppi and Karen L. Kauppi, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Daniel R. Beasley and wife, Sharon D. Beasley**, hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 224 on the Final Plat of Phase 3, Section 1, Long Hunter Chase of record in Instrument No. 20001103-0109138, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lynn A. Kauppi and Karen L. Kauppi, husband and wife by Warranty Deed from NVR, INC., A VIRGINIA CORPORATIOIN, TRADING AS FOX RIDGE HOMES of record in Instrument No. 20011005-0108980, Register's Office for Davidson County, Tennessee.

Taxes for the year 2008 and subsequent years, a lien, not yet due and payable.

Subject to all matters as set forth on the plat of record in Instrument No. 20001103-0109138, Register's Office of said County.

***Certificate of Resolution for JCH Development, Inc., of record in Book 9432, Page 789, said Register's Office.
***Easement Granted by Dardanus Mackey and wife, Mary F. Mackey to United States of America for purposes of maintaining a transmission line, of record in Book 1101, Page 457, said Registers Office.
***Easement granted United States of America by Dardanus Mackey and wife, Mary F. Mackey for the purposes of maintaining a transmission line, of record in Book 2338, Page 466, said Register's Office.
***Grant of Easements to Crossman Communities of Tennessee, LLC, of record in Instrument #20000906-0088271, said Register's Office.
***Agreement for Dedication of Easement or Sanitary Sewers and/or Storm Drainage, of record in Instrument #20001030-0107415, said Register's Office.
***Easement for Water Mains, of record in Book 8197, Page 288 and Book 9988, Page 821, said Register's Office.
***Easement for Sanitary Sewers, of record in Book 9588, Page 930 and Book 9988, Page 793, said Register's Office.
***Easement for Drainage Ditch granted to James Franklin and Ann R. Franklin to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4717, Page 515, said Register's Office.
***Agreement for Dedication of Easement for Water Mains and Appurtenances granted by JCH Development Company, Inc. to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8197, Page 288, said Register's Office.
***Agreement for Dedication of Easement for Water Mains and Appurtenances granted by Maurice W. Pinson, Trustee, to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8358, Page 91 & 92, said Register's Office.
***Easement Granted Tennessee Telephone and Telegraph Company by JCH Development, of record in Book 9661, Page 919, said Registers Office.
***Declaration of Taking by Tennessee Valley Authority for Maintenance of Transmission Line designated Davidson-Wilson Transmission Line, of record in Book 4446, Page 423, said Register's Office.

***Judgment for taking of an easement by United States of America for use by the Tennessee Valley Authority, of record in Book 4535, Page 351, said Register's Office.
***Agreement for Dedication of Easement for Sanitary Sewers and/or Strom Drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee by Barry Construction Company, of record in Book 9588, Page 930, said Register's Office.
***Easement for Sanitary Sewer to serve Long Hunter Chase, Phase 2, Section 1 granted Metropolitan Government of Nashville and Davidson County, Tennessee by JCH Development Company, Inc., of record in Book 9988, Page 793, said Registers Office.
***Easement for Sanitary Sewer to serve Long Hunter Chase, Phase 2, Section 1 granted Metropolitan Government of Nashville and Davidson County, Tennessee by JCH Development Company, Inc., of record in Book 9986, Page 821, said Register's Office.
***Easement granted by JCH Development Company, Inc. to Crossman Communities of Tennessee, LLC for the purpose of constructing, installation, operating, maintaining and repair or replacement of Sewer lines, of record in Instrument #20000906-0088271, said Register's Office.
***Easement granted Crossman Communities of Tennessee, LLC by JCH Development Company, Inc. for the construction, installation, operation, maintenance and repair or replacement of sewer line and related facilities, of record in Instrument #20000906-0088272, said Registers Office.
***Easement granted Metropolitan Government of Nashville and Davidson County, Tennessee, by JCH Development Company, Inc. for Sanitary and/or Storm Drainage, of record in Instrument #20001030-00107415, said Registers Office.
***Easement for Storm Water Detention Agreement, as to Long Hunter Chase, Phase 3, Section 2, Long Hunter Chase, as of record as Instrument #20020718-0086411, said Registers Office.
***Subject to reservation for graveyard ingress/egress in Book 1115, Page 302, said Register's Office.
***Subject to lien for special assessments as contained in the restrictions.
***Subject to rights of others in/to the common areas/elements of Long Hunter Chase.
***Terms provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Long Hunter Chase Homeowners Association, Inc. of record in Book 9430, Page 251, said Registers Office, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
***First Amendment to Declaration of Covenants, Conditions and Restrictions for Long Hunter Chase, of record in Book 9534, Page 938, said Registers Office.
***Declaration of Annexation of Long Hunter Chase, Phase Three, Section One and Submission to the Declaration of Covenants, Conditions and Restrictions for Long Hunter Chase, recorded in Instrument #20020930-0118656, # 20010531-0056382, # 20031111-0164945, said Register's Office.
***Long Hunter Chase HOA Charter of record in Book 9433, Page 953, Instrument #20010531-0056381, said Register's Office.
***Quitclaim of Common Areas to Long Hunter Chase HOA of record in Book 9432, Page 792 and Book 9649, Page 764, said Registers Office.
***Conveyance of Common Areas from JCH Development Corporation, Inc. to Long Hunter Chase HOA of record in Instrument #20021003-0120427, #20010531-0056383, said Registers Office.

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 405 Ashby Place, 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 GRANTEE(S), 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), 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 25th day of July, 2008.

Lynn A. Kauppi

Karen L. Kauppi

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Lynn A. Kauppi and Karen L. Kauppi, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of July, 2008.

Commission expires:

Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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File Number: 280700517

RETURN TO: