Davidson County DEEDWARR
Recvd: 09/05/08 10:13 2 pgs
Fees:13.00 Taxes:518.93
20080905-0091060

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $140,250.00

Affiant

Subscribed and sworn to before me on this 29th day of August, 2008

Notary Public

MY COMMISSION EXPIRES: 7-25-2012

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires July 25, 2012

This Instrument Was Prepared By:
**W.G. WEAVER TITLE AND ESCROW**
**5214 MARYLAND WAY, STE. 208**
**BRENTWOOD, TN 37027**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tanya E. Nunnally | Platinum Mortgage, Inc. | |
| (NAME) | (NAME) | |
| 6017 Firelight Trail | 103 Spenryn Dr., Ste. B | Map and Parcel 176-5-B-76CO |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Madison, AL 35758 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Danny C. Beard, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Tanya E. Nunnally, unmarried, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

* aka Daniel C. Beard

Being Lot Number 171 on the Plan of Hickory Wood Estates, Section 'C' of record in Book 6900 at page 885 thru 887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel C. Beard, unmarried and Lisa C. Evans, unmarried from Continental Development & Construction, Inc. by Warranty Deed dated May 20, 1996, of record in Book 10058, Page 628, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Daniel C. Beard from Lisa C. Evans by Quitclaim Deed dated January 30, 2004, of record in Instrument No 20080905-0091058, Register's Office for Davidson County, Tennessee.

This is improved property known as 6017 Firelight Trail, Antioch, TN 37013

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of August, 2008.

Danny C. Beard by Kathy J. Carter attorney in fact
Danny C. Beard

STATE OF TENNESSEE
COUNTY OF _____

I, the undersigned, a Notary Public of the County and State aforementioned, do hereby certify that Danny C. Beard personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of August, 2008.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public of the County and State aforementioned, do hereby certify that before me personally appeared Kathy J. Carter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Danny C. Beard and acknowledged that such person executed the same as the free act and deed of Danny C. Beard.

Witness my hand and official seal, this the 29th day of August, 2008.

_____
Notary Public
My Commission Expires: 7-25-2012

