Davidson County DEEDWARR
Recvd: 09/23/08 09:02 3 pgs
Fees:18.00 Taxes:456.95
20080923-0096655

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
569702 569859
Stephen Wallace

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Randall G. Beaman	(NAME) Beaman Properties	161-16-A-87.00 CO
(STREET ADDRESS OR ROUTE NUMBER) 137 Cornerstone Circle	(STREET ADDRESS) 137 Cornerstone Circle	
(CITY) Franklin, (STATE) TN (ZIP) 37064	(CITY) Franklin, (STATE) TN (ZIP) 37064	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Nicole Marie Harrison, an unmarried woman have this day bargained and sold, and do hereby transfer and convey unto the said Randall G. Beaman and John T. Chaudoin the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $ 123,500.00

Affiant _____

Subscribed and sworn to before me this the 16 day of September, 2008

Notary Public _____

My commission expires: 11/14/2009

Affix Seal

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

This is unimproved ( ), known as 5845 Nolensville Pike, #303, Nashville, TN 37211
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 20 day of May, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Nicole Marie Harrison

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, Nicole Marie Harrison, a Notary Public in and for said County and State, Nicole Marie Harrison, the within named bargainor Single (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of May, 2008.

Notary Public
My Commission Expires: 10-9-11

(This area for official notarial seal)

"OFFICIAL SEAL"
JACOB YOUSTRA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES OCTOBER 09, 2011

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said **County and State, , the within named bargainor** _____ **(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence)**, and who acknowledged that _____ _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

(This area for official notarial seal)

Notary Public
My Commission Expires:

Exhibit "A"

The land referred to in this Commitment is described as follows:

Land in Davidson County, Tennessee, being Unit No. 87 on the Plan of The Townhomes of Shadow glen, as shown on Exhibit "A" tot he Third Supplementary Declaration to the Declaration of Covenants, Conditions, and Restrictions for the Townhomes of Shadow Glen of record in Instrument No. 200501160005927, Registers office for Davidson County, Tennessee.

Being the same property conveyed to Nicole Marie Harrison by deed from Carlos Andres Arteaga and Lody Arteaga, husband and wife of record in Instrument No. 200610040123423, Registers office for Davidson County, Tennessee, dated September 29, 2006 and by Deed of Correction of record in Instrument No. 200702090017281, Registers office for Davidson County, Tennessee.