WARRANTY DEED

File #0903137



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,001.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2009.

Vanessa E Allen

Notary Public

MY COMMISSION EXPIRES: 7/18/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher D. Beasley and Jennifer M. Beasley, husband and wife	Countrywide Bank	183-05-0-A-050.00-CO
(NAME)	(NAME)	
3705 Nate Cove	801 Crescent Centre Dr. Ste 510	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	
(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, I/WE, Joseph Brandon Russo, an unmarried person, (now known as Joseph Brandon Russo, married) HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher B. Beasley and Jennifer M. Beasley, husband and wife, 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:

Being Lot No. 449, on the plan of October Woods, Phase One, Section Two, as the same appears of record in Plat Book 7900, Page 909, and amended in Book 9700, pages 54 and 55, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Joseph Brandon Russo, an unmarried person (now known as Joseph Brandon Russo, married) by deed from Leticia R. Quihuis Tullis Verela, dated 8/27/04, of record in Instrument No. 20040902-0106441, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 7900, Page 909, amended in Book 9700, Pages 54 & 55, said Register's Office.; Restrictive Covenants as of record in Book 9840, Page 76, Book 5047, Page 661 and Page 656, said Register's Office.; Homeowner's Association Charter of record in Book 9840, 259, said Register's Office.; By-Laws of record in Book 9840, Page 267, said Register's Office; Easements as of record in Book 8443, Page 75 and Book 9771, Page 560 and Book 10010, Page 50, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3705 Nate Cove, 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 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.

BILL GARRETT, Davidson County
Trans:T20090019316 DEEDWARR
Recvd: 03/24/09 10:29 2 pgs
Fees:13.00 Taxes:481.00

20090324-0026377

Witness our hands this 20th day of March, 2009.

Joseph Brandon Russo

Rebecca A. Morrison Russo

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Joseph Brandon Russo, and wife Rebecca A. Morrison Russo with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 20th day of March, 2009.

Commission expires: 7-18-2010

Vanessa E Allen

Notary Public

Vanessa E. Allen Rutherford County STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130