WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry DeSelms	NEW OWNER	102-12-0-017.00
(NAME)	(NAME)	
1528 Gordon Petty Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, Norma Jean Alfonso and Jack Robert Beaudette, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry DeSelms and wife, Jeannie DeSelms, 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 the Eighth Civil District of Davidson County, Tennessee, being Lot No. 110 on the Plan of Horton Heights, Section X, of record in Book 2133, Page 32, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 110 is situated on the westerly corner of the intersection of Fleetwood Drive and Summerly Drive, fronting a total of 222.6 feet on the northwesterly margin of Fleetwood Drive and a total 215.2 feet on the southwesterly margin of Summerly Drive, said frontages being joined by a curve having a length of 39.3 feet and a radius of 25 feet; said lot extends back 163.4 feet from Fleetwood Drive on the southwesterly side, and 181.2 feet from Summerly Drive on the northwesterly side.

Being the same property conveyed to Norma Jean Alfonso and Jack Robert Beaudette by the Last Will and Testament of Arline H. Wells a/k/a Arline Hazel Wells (Reference Probate #: 09P589) entered in the Seventh Circuit Court for Davidson County, and as of record in Instrument Number 20090506-0041827, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 827 Summerly Drive, Nashville, TN 37209

(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:T20090033168 DEEDWARR
Recvd: 05/20/09 08:59 3 pgs
Fees:18.00 Taxes:551.30
20090520-0046263

Witness our hands this 28th day of April, 2009.

Norma Jean Alfonso

Jack Robert Beaudene

STATE OF Florida ERROR
COUNTY OF BREVARD EM.R

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Norma Jean Alfonso, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Michigan, this 28th day of April, 2009.

Commission expires:

Notary Public

STATE OF Florida
COUNTY OF Brevard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack Robert Beaudene, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Melbourne, Florida, this 28th day of April, 2009.

Commission expires:

Ethel M. Ramage
Notary Public

ETHEL M. RAMAGE
Comm# DD0745916
Expires 1/24/2012
Florida Notary Assn., Inc

Witness our hands this 28th day of April, 2009.

Norma Jean Alfonso

Jack Robert Beaudette

STATE OF Michigan
COUNTY OF Oakland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Norma Jean Alfonso, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Farmington, Michigan, this 28th day of April, 2009.

Commission expires: May 16, 2011

Laura J. Myers
Notary Public

Laura J. Myers, Notary Public
State of Michigan, County of Oakland
My Commission Expires 5/16/2011
Acting in the County of Oakland

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack Robert Beaudette, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Florida, this 28th day of April, 2009.

Commission expires:

Notary Public