This Instrument Prepared By:

Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
File No. H090563

Return To:
Partners Title of Tennessee
5200 maryland way Ste. 202
Brentwood, TN 37027

Send Tax Bills To:
SunTrust Mortgage, Inc.
1001 Semmes Ave.
Richmond, VA 23224

BILL GARRETT, Davidson County
Trans: T20090069966 DEEDWARR
Recvd: 10/14/09 11:43 2 pgs
Fees: 13.00 Taxes: 386.65
20091014-0095225

New Owner is:
Courtney Williams
624 Kinsey Blvd
Madison, TN 37115

MAP: 052-03-0

PARCEL: 165.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Christopher Beasley and Melanie L. Beasley**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Courtney Williams, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 14 on the Plan of Rosewood Subdivision, of record in Book 6900, page 902, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Christopher Beasley by Quitclaim Deed from Brandy N. Hunter dated 09/15/09 and recorded _____ in Instrument Number 20091014-0095224, Register's office for Davidson County, Tennessee. Property previously conveyed to Christopher Beasley, unmarried and Brandy N. Hunter, unmarried, by Warranty Deed from Tammy M. Tongate, unmarried, dated 5-10-99 and recorded 5-21-99 in Book 11488, page 443, in the Register's Office of Davidson County, Tennessee. Christopher Beasley and Brandy N. Hunter were married 06/13/99 and have since divorced. Christopher Beasley is now married to Melanie L. Beasley. Melanie L. Beasley, wife of Christopher Beasley hereby joins in the signing of this Warranty Deed to convey any marital interest she may have in subject property.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **624 Kinsey Blvd, Madison, TN 37115**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns

against the lawful claims of all persons whomsoever.

WITNESS our hands this the 29 day of September, 2009.

GRANTOR(S):

Christopher Beasley
CHRISTOPHER BEASLEY

Melanie L. Beasley
MELANIE L. BEASLEY

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **CHRISTOPHER BEASLEY AND MELANIE L. BEASLEY** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 29 day of September, 2009.

Jacqueline G Brown
NOTARY PUBLIC AT LARGE **NOTARY PUBLIC**

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G. Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE

My Commission Expires: 1-3-11

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$104,500.00**.

AFFIANT

SWORN TO and subscribed before me this the 29 day of September 2009.

Jacqueline G Brown
NOTARY PUBLIC
My commission expires: 1-3-11

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE