03

Baby Title

| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE, COUNTY OF DAVIDSON: |
|---|---|
| HARRIS TITLE & ESCROW, LLC<br>40 Burton Hills Boulevard<br>Suite 150<br>Nashville, Tennessee 37215<br>615.665.9766<br>File #0910125<br><br>Record and Return to: | The actual consideration or value, whichever is greater, for this transfer is: $368,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 20th day of November, 2009.<br><br>Notary Public<br><br>My commission expires: 2/11/13 |

DIANE R. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

# WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | TAX MAP-PARCEL NUMBERS: |
|---|---|---|
| Mary E. Keown<br>8221 Spring Ridge Drive<br>Nashville, TN 37221 | WELLS FARGO BANK, N.A.<br>P.O. BOX 5137<br>DES MOINES, IA 50306-5137 | Map 155-15-0<br>Parcel 051.00 |

**FOR AND IN CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bettina M. Beech**, unmarried, (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to **Mary E. Keown**, unmarried, (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of the First Revision of McCrory Heights of record in Plat Book 9700, Page 162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bettina M. Beech, married, by deed from Linda S. West, unmarried, of record as Instrument No. 20080626-0066075, in the Register's Office for Davidson County, Tennessee, dated June 27, 2008.

Being the same property conveyed to Linda S. West, unmarried, by deed from James R. Hawkins and wife, Germaine L. Hawkins, of record as Instrument No. 20000911-0089506, in the Register's Office for Davidson County, Tennessee, dated September 11, 2000.

This conveyance is made subject to:

1. All matters shown on the Plan of record in Plat Book 9700, Page 162, Register's Office for Davidson County, Tennessee.
2. Easement Agreements of record in Book 7142, page 518, Book 7542, Page 290 and Book 7598, page 726, in the Register's Office for Davidson County, Tennessee.
3. Overhead Line Easement of record in Book 5263, Page 177, in the Register's Office for Davidson County, Tennessee.

**This is improved property known as: 8221 Spring Ridge Drive, Nashville, TN 37221**

**TO HAVE AND TO HOLD** said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTOR COVENANTS** that she is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds herself and her successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

**WITNESS THE EXECUTION HEREOF** this 20th day of November, 2009.

Bettina M. Beech by Courtney C. Jenrath, Attorney-in-fact

Bettina M. Beech by Courtney C. Jenrath

Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20090080217 DEEDWARR
Recvd: 11/25/09 13:28 2 pgs
Fees:13.00 Taxes:1361.60

20091125-0108578

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of November, 2009, before me personally appeared Courtney C. Jenrath, to me known to be the person who executed the foregoing instrument in behalf of Bettina M. Beech, as her attorney-in-fact and acknowledged that she executed the same as the free act and deed of Bettina M. Beech.

Witness my hand, at office, this 20th day of November, 2009.

Notary Public

My commission expires:

