WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2009.

Notary Public

MY COMMISSION EXPIRES: 10.21.13

(AFFIX SEAL)

LOUIS J. WHEELER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cara Beasley	Franklin American Mortgage Company	
(NAME)	(NAME)	
3994 Lawing Drive	501 Corporate Centre Drive	041000062.07
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20091761

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, Michael Pickering and wife, Dee Ann Pickering**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cara Beasley and Walker Dorris*and Becky Beasley**, 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. :

*both unmarried **married

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 2 on the Map of the Lands of K.J. Morris, deceased, of record in Book 57, page 49, Register's Office for Davidson County, Tennessee, being shown as Tract "E" on a copy of a survey made by E.L. Miller, Jr. & Co., dated June 1, 1962, and according to said survey is described as follows:

BEGINNING on a concrete monument in the Westerly margin of Lawing Drive, being the Southeasterly corner of the property herein described as the Northeasterly corner of Lot No. 18 on the Plan of Bell Knob Subdivision, as of record in Book 2854, page 116, said Register's Office; thence with the Northerly boundary of said Lot No. 18 North 72° 15' West 262.0 feet to a concrete monument; thence North 10° 25' East 80.7 feet to an iron pin; thence South 72° 15' East, 271.9 feet to an iron pin in the Westerly margin of said Lawing Drive; thence with said margin, South 17° 45' West, 80.0 feet to the beginning.

BEING all of the same property conveyed to Michael Pickering and wife, Dee Ann Pickering by Warranty Deed from Cristie Irene Donoho, Administratrix for the Estate of Mabel Price dated January 24, 2008 and filed of record in Instrument 20080125-0008247, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3994 Lawing Drive, Nashville, TN 37207
(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 18th day of December, 2009.

BILL GARRETT, Davidson County
Trans: T20090086058 DEEDWARR
Recvd: 12/22/09 10:45 2 pgs
Fees: 13.00 Taxes: 438.45
20091222-0116368

Michael Pickering

Dee Ann Pickering

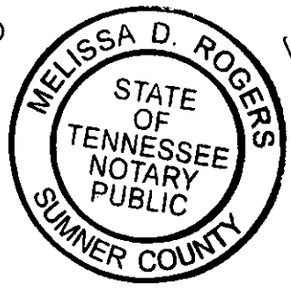
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Michael Pickering and wife, Dee Ann Pickering, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Michael Pickering and wife, Dee Ann Pickering executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of December, 2009.

Commission expires: 4/23/2013



Melissa D. Rogers

Notary Public