This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Cindy J. Romani
710 Clearwater Court
Nashville, Tennessee 37217

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Access National Mortgage Corporation
1800 Robert Fulton Drive, Suite 350
Reston, VA 20191

MAP 149-4
GROUP
PARCEL 259

BILL GARRETT, Davidson County
Trans:T20100016712 DEEDWARR
Recvd: 03/22/10 15:58 3 pgs
Fees:18.00 Taxes:314.50
20100322-0021495

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ricky Beasley and Kerry Beasley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Cindy J. Romani**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13-A on the Plan of Zone Lot Nos. 10-16, 18-43, Edge-O-Lake, Section 21, of record in Plat Book 6250, page 11, amending Book 5200, page 577, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Residential Funding Company, LLC fka Residential Funding Corporation by Substitute Trustee's Deed from Laura A. Grifka, Substitute Trustee dated March 5, 2008 as Instrument No 20080313-0025444, said Register's Office.

Being the same property conveyed to Ricky Beasley and Kerry Beasley by deed dated from Residential Funding Company, LLC fka Residential Funding Corporation dated September 9, 2008 of record in Instrument no. 20080910-0092580, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **710 Clearwater Court, Nashville, Tennessee 37217.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

WITNESS our hands this the **12th** day of **March, 2010.**

Ricky Beasley by DLC as Attorney in fact

Ricky Beasley, by David Childers, as attorney-in-fact

Kerry Beasley by DLC as Attorney in fact

Kerry Beasley, by David Childers, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David Childers,** with whom I am personally acquainted and who acknowledged she is the Attorney in Fact for **Ricky Beasley and Kerry Beasley**, and that as said Attorney in Fact she executed the within Warranty Deed for the purposes therein contained by signing the names of **Ricky Beasley and Kerry Beasley** as their free act and deed.

WITNESS my hand and official seal this 12th day of March, 2010.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $85,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of March, 2010.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011