File No. 210050104

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 4/23/2013

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MELISSA D. ROGERS

BILL GARRETT, Davidson County
Trans: T20100029424 DEEDWARR
Recvd: 05/17/10 11:24 2 pgs
Fees:13.00 Taxes:1036.00
20100517-0037714

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy L. Beasley	Sumner Bank & Trust	155150A05700
(NAME) 4605 Sandy Creek Road	(NAME) 255 Indian Lake Blvd.	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Burton C. Newman, Jr. and wife, Ericka L. Newman**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Tracy L. Beasley and wife, Katherine M. Beasley**, hereinafter called the grantee(s), THEIR 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. 57 on the Plat of Correction of Stonemeade, Section III, as of record in Plat Book 7900, page 478, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Burton C. Newman, Jr. and wife, Ericka L. Newman by deed from James K. Fineout and wife, Janet M. Fineout of record in Instrument 20040330-0035259 and filed for record Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters as set forth per Book 6900, Page 799, Book 7900, Page 478, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7701, Page 290, Amended in Book 8349, Page 43, Book 8810, Page 840, and Book 8517, Page 992, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 7920, Page 728, said Register's Office.

Agreement for Dedication of Easement for Water Line Easement to Harpeth Valley Utilities of record in Book 7142, Page 460, said Register's Office.

Agreement for Dedication of Easement for Water Line Easement to Harpeth Valley Utilities of record in Book 7142, Page 472, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4605 Sandy Creek Road, Nashville, TN 37221
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 my/our hands this 12th day of May, 2010.

Burton C. Newman, Jr.

Burton C. Newman, Jr.

Ericka L. Newman

Ericka L. Newman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Burton C. Newman, Jr. and Ericka L. Newman the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 12th day of May, 2010.

Commission expires: July 16, 2011

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public

File Number: 210050104

~~**RETURN TO:**~~

Stewart Title Company
1604 Westgate Circle, Suite 3
Brentwood, TN 37027