BILL GARRETT, Davidson County
Trans:T20100031886 DEEDWARR
Recvd: 05/27/10 09:27 2 pgs
Fees:13.00 Taxes:736.30
20100527-0040831

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $199,000.00

Affiant

Subscribed and sworn to before me, this 21st day of May, 2010.

Notary Public
My commission expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

02-1004-46941

Address of New Owner:	Send Tax Bills to:	Tax Information
Daniel Aaron Carl	new owner	161-10-0-B-184.00CO
4712 Chepstow Drive Nashville TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Julie F. Beazley, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Daniel Aaron Carl and Ary Esther Carl, Husband and Wife, hereinafter called the Grantees, their successors 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. 30, on the Plan of Phase Eleven. Villages of Brentwood, of record in Book 9700, Page 949, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julie F. Beazley and Dorothy Hill by deed from NVR, Inc., a Virginia corporation, Trading as Fox Ridge Homes, dated November 9, 2001, recorded November 14, 2001, of record in Instrument No. 20011114-0125083, Register's Office for Davidson County, Tennessee. The said Dorothy Hill having since died testate on November 7, 2008. Last Will and Testament of Dorothy Buck Hill, of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 09P-536.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4712 Chepstow Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 hand this 21st day of May, 2010.

Julie F. Beazley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Julie F. Beazley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 21 day of May, 2010.

Karen McCalla

State of Tennessee at Large

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission expires 5-31-11