Box 13
15773

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$48,500.00**

Jan B Todd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of MAY, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tibi Miko	New Owner	**95-2-109**
(NAME)	(NAME)	
248 Donelson Hills		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Thomas Beasley Enterprises, A Sole Proprietorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tibi Miko**, 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:

Being Lot No. 9 on the plan of Donelson Hills Subdivision, of record in Plat Book 2331, pages 22 and 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tom Beasley Enterprises by deed from Christina M. Todd, Single of record in Instrument No. 20050414-0041570 Register's Office for Davidson County, Tennessee dated April 4, 2005

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

See attached Exhibit "A" Appointing Conservator entered May 12, 2010 in the Seventh Circuit Court for Davidson County, Tennessee under Docket No. 10P-421.

unimproved ☐

This is improved ☒ property, known as **248 Donelson Hills, Nashville, TN 37214**

(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, 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 28th day of MAY, 2010

Thomas Beasley Enterprises, A Sole Proprietorship

By: Thomas Beasley by

His Court Appointed Conservator, Jan B. Todd

Jan B. Todd Conservator

BILL GARRETT, Davidson County
Trans:T20100033391 DEEDWARR
Recvd: 06/02/10 15:07 6 pgs
Fees:33.00 Taxes:179.45

20100602-0042564

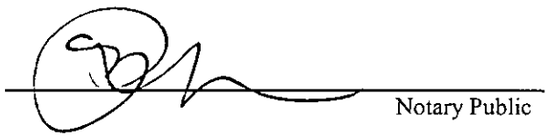
STATE OF TENNESSEE

COUNTY OF DAVIDSON

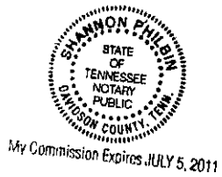
Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Jan B. Todd and who, upon her oath acknowledged herself to be the court appointed Conservator for the within named Thomas W. Beasley, and being authorized to act on behalf of said person, she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of MAY, 2010.

Commission expires:



Notary Public



OPY

Exhibit "A"

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

FILED
2010 MAY 17 AM 11:54

IN THE MATTER OF
THE CONSERVATORSHIP OF:

THOMAS W. BEASLEY

NO. 10P-421

D.C.

ORDER APPOINTING CONSERVATORS

This matter was heard by the Court on April 14, 2010 on the Petition to appoint conservators for Respondent Thomas W. Beasley. After considering the sworn Petition, the sworn Report of Physician, the report of the Guardian ad Litem, a neurological evaluation of Respondent by James Powers, M.D., a proposed property management plan, statements of counsel and the entire record, the Court made these findings:

1. The Court previously appointed Jan B. Todd as Temporary Conservator for Respondent's Property and Jan B. Todd and Christie Todd as Temporary Co-Conservators for Respondent's Person.
2. Respondent Thomas W. Beasley, who has mid-stage Alzheimer's disease and is very confused, does not object to petitioners Jan B. Todd and Christie Todd managing his affairs. He trusts and relies upon them both.
3. Notwithstanding Respondent's request for an attorney, it is clear to the Court from the medical evidence presented and from the Guardian ad Litem's report that Respondent is unable to appreciate the effect of opposing the appointment of a conservator and he is unable to comprehend the role his attorney would play in this proceeding.

4. Respondent Thomas W. Beasley is unable to make decisions for his physical well being, unable to handle his financial affairs, unable to consent to medical treatment, and is in need of protection from this Court.

5. Respondent's assets are weighted heavily in real estate and funds are needed to pay for his care. Petitioner Jan B. Todd, who has been managing Respondent's business and financial affairs for several years, plans to sell Respondent's car, boat, boat slip, and non-revenue producing real properties. She also plans to increase rents paid by tenants and to take other steps to improve the profitability of Respondent's business interests.

6. Petitioner Jan B. Todd, who has been an employee of Respondent's sole proprietorship for five years, receives an annual salary of approximately $78,000.00 plus health insurance benefits. Ms. Todd agreed not to increase her current salary or benefits without prior Court approval.

7. Petitioners Jan B. Todd and Christie Todd agreed not to seek compensation for performing their duties as conservators for Respondent Thomas W. Beasley.

8. The Guardian ad Litem recommended approval of the proposed property management plan.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that Jan B. Todd is appointed Conservator of Thomas W. Beasley's Property with all the statutory rights of a conservator to make all financial and business decisions on Respondent's behalf.

IT IS FURTHER ORDERED that bond is set at $100,000, pending sale of any of Respondent's real properties. Upon Jan B. Todd posting bond, the Clerk shall issue Letters of Conservatorship for Respondent's Property, to replace the temporary Letters previously issued.

IT IS FURTHER ORDERED that the Court approves the Property Management Plan and Conservator Jan B. Todd shall not increase her current salary or benefits without Court approval. Ms. Todd shall file an inventory within sixty (60) days and an annual accounting and status report in April each year with the Probate Clerk.

IT IS FURTHER ORDERED that the Court authorizes Conservator Jan B. Todd to sell Respondent's car, boat, and boat slip. Any sales of real property are subject to prior court approval.

IT IS FURTHER ORDERED that Jan B. Todd and Christie Todd are appointed Co-Conservators of Respondent's Person, with the right to make decisions about Respondent's health care and residential placement, acting alone or together. The Co-Conservators are granted access to all of Respondent's medical and mental health records as well as the authority to consent to medical and mental health examinations and treatment, and to authorize disclosure of patient information on Respondent's behalf.

IT IS FURTHER ORDERED that the Probate Clerk shall issue Letters to the Co-Conservators of the Person Only to Jan B. Todd and Christie Todd, to replace the temporary Letters previously issued, with authority to act alone or together.

IT IS FINALLY ORDERED that attorney John W. Brown, III is discharged as guardian ad litem for Thomas W. Beasley and the Court approves his fee request of

COPY

$ 1,618.75 The fee application of Christina Norris, attorney for petitioners, will be addressed in a separate order.

ENTERED this 17 day of ~~April~~ May, 2010.

RANDY KENNEDY, JUDGE

APPROVED FOR ENTRY:

Christina Norris, No. 6599
NORRIS & NORRIS PLC
424 Church Street, Suite 1300
Nashville, TN 37219
(615) 627-3959
Attorney for Jan B. Todd and Christie Todd

CERTFICATE OF SERVICE

I hereby certify that on April 16, 2010 a true copy of this document was sent by U. S. Mail, first-class postage prepaid, to:

Ms. Jan Todd
6669 Valleypark Drive
Nashville, Tennessee 37221

Ms. Christie Todd
6758 Boundary Run
Nashville, TN 37221

John P. Brown, III, Esq.
Kennedy & Brown
3052 Lebanon Rd.
Nashville, TN 37214
Guardian ad Litem

Christina Norris