**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00 $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of September, 2010

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20100056482 DEEDWARR
Recvd: 09/09/10 08:13 2 pgs
Fees: 13.00 Taxes: 440.30
20100909-0071625

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Beth Anne McLaurine | FIRST COMMUNITY MORTGAGE | 83-401-65.00 |
| (NAME) | (NAME) | |
| 2513 Carter Avenue | 275 ROBERT ROSE DRIVE | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | MURFREESBORO TN 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in 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, I/WE, **Beverly Star Sanford**, an unmarried person hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Beth Anne McLaurine**, an unmarried woman 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 Number 2 on the Plan of 1st Addition to Section 5 Dugger Heights of record in Plat Book 2330, page 20, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Beverly Star Sanford by Warranty Deed from Kathryn T. Flake, an unmarried woman, dated October 31, 2005 and recorded in Instrument No. 20051102-0132531, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2513 Carter Avenue, Nashville, TN 37206

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, has 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 our hands this **2nd** day of **September, 2010**

Beverly Star Sanford by Elaine Ragan her attorney in fact

**Beverly Star Sanford by Elaine Ragan her attorney in fact**

STATE OF TENNESSEE
COUNTY OF WILSON

* 2010 0909 - 0071624

Before me, the undersigned Notary, personally appeared Elaine Ragan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Beverly Star Sanford, and who acknowledged that she executed the same as the free act and deed of the said Beverly Star Sanford, by virtue of a Power of Attorney, duly executed and appearing of record in Book *, page _____, said Register's Office..

Witness my hand and official seal this 2nd day of September, 2010.

Tabatha Edwards
NOTARY

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIR
November 7, 2011