BILL GARRETT, Davidson County
Trans:T20100079173 DEEDWARR
Recvd: 12/16/10 10:56 2 pgs
Fees:13.00 Taxes:1184.00
20101216-0100042

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF December, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/2/14
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-KR-10-5033

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Beem	NEW OWNER (NAME)	
5033 Traceway Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	155-16-A-253.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFREY GALLAHER AND COURTNEY GALLAHER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES C. BEEM AND SUSAN A. BEEM, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 207, TRACESIDE, SECTION TEN, REVISION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 827, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY GALLAHER AND WIFE, COURTNEY GALLAHER BY WARRANTY DEED FROM TERRY B. HARRISON AND PATRICE A. HARRISON, RECORDED ON THE 6TH DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050106-0002526, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 9700, PAGE 827; RESTRICTIONS OF RECORD IN BOOK 9236, PAGE 504 AS AMENDED IN BOOK 9435, PAGE 493, BOOK 9677, PAGE 675; BY-LAWS OF RECORD IN BOOK 9668, PAGE 899; CHARTER OF RECORD IN BOOK 9668, PAGE 894 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 5033 Traceway Drive, Nashville, Tennessee 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), their 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), 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/our hand(s) this 15th day of December, 2010.

Jeffrey Gallaher

Courtney Gallaher

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Gallaher and Courtney Gallaher, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of December, 2010.

Notary Public

My Commission Expires: 12-03-13

(SEAL)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903