BILL GARRETT, Davidson County
Trans:T20110027750 DEEDWARR
Recvd: 05/10/11 09:05 2 pgs
Fees:13.00 Taxes:851.00
20110510-0035733

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11040342** KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Affiant Subscribed and sworn to before me, this9th day of May, 2011. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: James M. Beavers and Rachel D. Beavers 4009 General Bate Drive Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11809014900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Veleria E. Shavers** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James M. Beavers and Rachel D. Beavers, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 50, PLAN OF SUTTON HILL SECTION OF MARENGO PARK, as shown on plat of record in Plat Book 974, Page 67, 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 by Warranty Deed from James D. Hammond, Jr. and wife, Donzaleigh F. Hammond to Bessie Johnson Bowers as recorded on the 4th day of June, 1973 in Book 4713, Page 819 and Executrix Deed from Veleria E. Shavers, Executrix of the Estate of Bessie Johnson Bowers to Veleria E. Shavers, individually as recorded on the 11th day of May, 2007 in Instrument No. 20070511-0056940, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF SUTTON HILL SECTION OF MARENGO PARK, as recorded in Plat Book 974, Page(s) 67.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 919 Sutton Hill Road Nashville TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of May, 2011.

Veleria E. Shavers by Stephen C. Sexton, Atty in Fact

Veleria E. Shavers by Stephen C. Sexton, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephen C. Sexton,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Veleria E. Shavers,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of May, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires September 9, 2014