BILL GARRETT, Davidson County
Trans:T20110028965 DEEDWARR
Recvd: 05/16/11 12:18 2 pgs
Fees:13.00 Taxes:517.71
20110516-0037235

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,922.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: 3/18/14

(AFFIX SEAL)

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Beaty and Mary E. Beaty	Mortgage Investors Group	061030187.00
1105 Haysboro Avenue (ADDRESS)	(NAME) 8320 East Walker Springs Lane (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ryan A. Smith and wife, Catherine Smith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lisa Beaty, an unmarried woman and Mary E. Beaty, an unmarried woman, as tenants in common with right of survivorship, hereinafter called the Grantees, 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 NO. 4, AND THE WESTERLY ONE-HALF OF LOT NO. 5 OF BLOCK "A" ON THE PLAN OF INGLEWOOD HEIGHTS SUBDIVISION, OF A.J. COLEMAN'S PROPERTY, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGE 85, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RYAN A. SMITH, A SINGLE MAN, BY DEED FROM ROBERT CROSBY HOAR, MARRIED, DATED 09/14/05 AND RECORDED 09/21/05 BY INSTRUMENT NO. 20050921-0113473, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TOT TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

CATHERINE SMITH JOINS IN THIS CONVEYANCE TO RELINQUISH ANY AND ALL RIGHT, MARITAL, HOMESTEAD, OR OTHERWISE, WHICH SHE HAVE IN THE HEREIN DESCRIBED PROPERTY, BY VIRTUE OF HER MARRIAGE TO RYAN A. SMITH.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1105 Haysboro Avenue, Nashville, TN 37216
(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/our hand(s) this 6th day of May, 2011.

WARRANTY DEED
(Continued)

Ryan A. Smith
Ryan A. Smith

Catherine Smith
Catherine Smith

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan A. Smith and wife, Catherine Smith, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of May, 2011.

Mary Birthright
Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027