WARRANTY DEED

ET-11-2283

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: 07/08/13
(AFFIX SEAL)

Rachel Neal NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Thaler Reid	New Owner	
1208 Waggoner Drive (ADDRESS)	(NAME)	108-3-113.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

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 DEBORAH A. BEAVER, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES THALER REID, MARRIED, 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 109-A, REVISION OF LOT 109-A & B, ZONE LOT DIVISION, SECTION 6, PATIO VILLA, as shown on plat of record in Plat Book 6900, Page 26, Amending Plat Book 6250, Page 489, 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 Deborah A. Beaver by Warranty Deed from Kevin A. Biggs and wife, Kelly Biggs, recorded on the 3rd day of February, 2003 in Instrument No. 20030203-0014853, re-recorded at Instrument No. 20030520-0068634, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (1) county taxes for the year 2011 and subsequent years not yet due and payable; (2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION OF LOT 109-A & B, ZONE LOT DIVISION, SECTION 6, PATIO VILLA, as recorded in Plat Book 6250, Page(s) 489, amended in Plat Book 6900, Page 26, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); (3) Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6555, Page 576 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and (4) Patio Villa Rules and Regulations recorded in Book 7266, Page 827.

unimproved ( )
This is improved (X) property, known as 1208 Waggoner Drive, Nashville, Tennessee 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 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 31st day of August, 2011.

Deborah A. Beaver

BILL GARRETT, Davidson County
Trans:T20110054637 DEEDWARR
Recvd: 09/02/11 13:54 2 pgs
Fees:13.00 Taxes:312.65
20110902-0068372

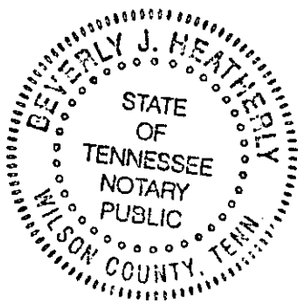
STATE OF Tennessee
COUNTY OF Wilson

On this the 31st day of August, 2011, before me personally appeared Deborah A. Beaver to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of August, 2011.

Beverly J. Heatherly
Notary Public
My Commission Expires: 09-17-11

(SEAL)



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520