WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110061946 DEEDWARR
Recvd: 10/05/11 09:46 2 pgs
Fees:13.00 Taxes:669.70

20111005-0077117

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of **September, 2011**

Notary Public

MY COMMISSION EXPIRES: AUG 21 2012
(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shauna L. Beals	Franklin American Mortgage	08207025700
(NAME)	(NAME)	
226 Berry Street	501 Corporate Centre Dr Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Franklin TN 37067	
(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, **Phillip Baumgart, Trustee of The Strawberry Fields No. 26 Land Trust**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shauna L. Beals**, hereinafter called the Grantee, her heirs and assigns, a 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. 122 on the plan of Bryan's Addition to Edgefield, now East Nashville, of record in Book 21, page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phillip Baumgart, Trustee , The Strawberry Fields No. 26 Land Trust by Warranty Deed from Maria Vargas, dated March 21, 2011 and filed of record on March 29, 2011 in Instrument Number 20110329-0024137, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Maria Vargas by deed from Eric Sox, dated January 3, 2011 and filed of record in Instrument Number 20110111-0002978, Register's Office of 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 X property, known as 226 Berry Street, Nashville, TN 37207

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 **28th** day of **September, 2011**

AS TRUSTEE OF SPLT NO. 26

Phillip Baumgart, Trustee of The Strawberry Fields No. 26 Land Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Phillip Baumgart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee, and is authorized to execute the instrument on behalf of The Strawberry Fields No. 26 Land Trust, the within named bargainor, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of The Strawberry Fields No. 26 Land Trust by himself as Trusteee.

Witness my hand and seal this 28th day of September, 2011.

Notary Public

My Commission Expires: 12-10-2012

LAURIE M. HAMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY