WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $340,200.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF OCTOBER, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-04216 BEALL CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Carmen Ceja	same	
4027 Nolensville Pk		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PAT BEALL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CARMEN CEJA

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4027 Nolensville Pk, Nashville, TN 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 11th day of October, 2011.

Pat Beall

BILL GARRETT, Davidson County
Trans:T20110064344 DEEDWARR
Recvd: 10/14/11 11:22 2 pgs
Fees:13.00 Taxes:1258.74
20111014-0080081

STATE OF TENNESSEE
COUNTY OF Carter

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

Witness my hand and official seal at Elizabethton, Tennessee, this 11th day of October, 2011.

Notary Public Shannon R. Ford

My Commission Expires: 10/6/2012

SHANNON R. FORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CARTER

11-04216 BEALL CIP

EXHIBIT A - LEGAL DESCRIPTION

Land located in the 6th Civil District of Davidson County, Tennessee, hereafter referred to as Lot 3 on the Plan of Welshwood Park, Section 4, as of record in Book 4350, page 170, Register's Office for Davidson County, Tennessee. Said Lot 3 being a portion of the F. Compton Wallace Property as shown as Reserved parcel "E" on the Revised Plan of Welshwood Park as of record in Book 4300, page 6, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, to Pat Beall recorded in the Davidson County Register's Office in Instrument Number 20110829-0066817.

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.