File No. 110958

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110068249 DEEDWARR
Recvd: 11/01/11 09:02 2 pgs
Fees:13.00 Taxes:699.30
20111101-0084723

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 2-26-13
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald L. Fawcett, Jr.	First Community Mortgage, Inc.	034-07-0/047.00
(NAME)	(NAME)	
2104 East Hill Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 31729	
(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, WE, Betsy Leigh Beazley, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald L. Fawcett, Jr. and wife, Brenda L. Fawcett, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SUMNER COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Shepherd Hills, Section 5, as of record in Book 2854, Page 119, Register's Office for said County. Said Lot No. 164 fronts 170 feet on the northwesterly side of East Hill Drive and extends back 320.4 feet on the northeasterly line and 160.2 feet on the southwesterly line to a dead line, measuring 212 feet thereon.

Being the same property conveyed to William Houston Waller and wife, Charlene Waller by deed from Ramond D. Trammel and wife, Tawanda Trammel of record on Book 3813, Page 449, Register's Office for Davidson County, Tennessee. Charlene Waller Died on November 20, 2003. William Houston Waller died intestate on March 13, 2004 leaving his two children, Betsy Leigh Beazley and William Houston Waller as his only heirs at law. See Affidavit of Inheritance of record in Instrument No: 20050503-0048826 and Affidavit of Heirship of record in Instrument No: 20111101-0084722, said Register's Office. William Houston Waller, Jr. has since conveyed his interest in the above described property to Betsy Leigh Beazley by Quitclaim Deed of record in Instrument No: 200503-0049119, said Register's Office.

Ted Beazley herein joins to convey any and all right and interest he may have including but not limited to his marital rights.

unimproved ☐

This is improved ☒ property, known as 2104 East Hill Drive, Madison, TN 37115
(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

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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 this 28th day of October, 2011.

Betsy Leigh Beazley

Ted Beazley

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betsy Leigh Beazley and Ted Beazley, the 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 28th day of October, 2011.

Commission expires: 2-28-12

SUMNER COUNTY, TENNESSEE
JANET L. ADAMS
NOTARY PUBLIC AT LARGE

Notary Public