THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12020186**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $124,000.00. Affiant Subscribed and sworn to before me, this5th day of April, 2012. Notary Public My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

BILL GARRETT, Davidson County
Trans:T20120025711 DEEDWARR
Recvd: 04/09/12 14:31 2 pgs
Fees:13.00 Taxes:458.80
20120409-0030172

WARRANTY DEED

Address New Owner: Scott Beasley and Melissa Beasley 1256 General George Patton Rd Nashville TN 37221	Send Tax Bills To: New Owner	Tax Parcel ID No. 142090E05500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark McLean and wife, Tamara McLean** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott Beasley and wife, Melissa Beasley** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1256, together with the carport designated No. 1256-C; on the Plan of River Plantation, Section Seven, Phase One of record in Book 5200, Pages 705 and 706, as amended in Book 6392, Page 321, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mark McLean, and wife, Tamara McLean by Warranty Deed from Bryan Martin, and wife, Shannon Martin, recorded on the 7th day of November, 2002 in Instrument No. 20021107-0137667, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION, SECTION SEVEN, PHASE ONE, as recorded in Plat Book 5200, Page(s) 705 and 706, amended in Book 6392, Page 321.

Terms and provisions of by-Laws recorded in Book 6226, Page 18.

Charter recorded at Instrument No. 20070405-0041036.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION Condominium of record in Book 6226, Page 9; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 1256 General George Patton Rd Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of April, 2012.

Mark McLean

Tamara McLean

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark McLean and Tamara McLean, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014