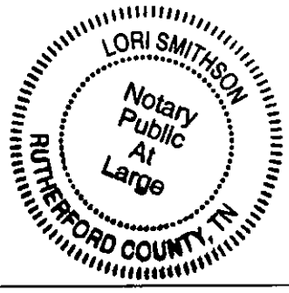
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: 12-21-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher R Beach	First Community Mortgage, Inc.	186040a07300co
(NAME)	(NAME)	
8685 Burkitt Place	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nolensville, Tennessee 37135	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Shawn L. Perry and husband, Stephen B. Perry, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher R Beach and Amanda G. Beach, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson county, Tennessee, being Lot No. 183 on the Final Plat of Burkitt Place, Phase 1A, Section 2, as of record in Instrument No. 20060315-0029571, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shawn L. Perry and husband, Stephen B. Perry, by deed of record in Instrument No. 20120302-0018315, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

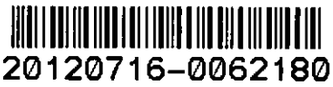
This instrument is executed on behalf of Shawn L. Perry and Stephen B. Perry by Victor Hazelwood as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20120716000621 79, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 8685 Burkitt Place Drive, Nolensville, TN 37135
(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 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.

BILL GARRETT, Davidson County
Trans:T20120052093 DEEDWARR
Recvd: 07/16/12 10:08 2 pgs
Fees:13.00 Taxes:1036.00



20120716-0062180

Witness our hands this 12th day of July, 2012.

Shawn L. Perry by Victor Hazelwood, her attorney in fact

Stephen B. Perry by Victor Hazelwood, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 12th day of July, 2012, before me personally appeared Victor Hazelwood, the person who executed the foregoing instrument on behalf of Stephen B. Perry and Shawn L. Perry and who acknowledged that he executed the same as the free act and deed of the said Stephen B. Perry and Shawn L. Perry, throughPower of Attorney granted he by the said Stephen B. Perry and Shawn L. Perry.

Witness my hand and official seal at Nashville, Tennessee this 12th day of July, 2012.

Commission expires:

Notary Public

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/27/2014
Davidson County