WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/12 16:35 3 pgs
Fees:18.00 Taxes:148.00
20120731-0067655

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Linda Siebert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2012.

MICHAEL J. CONNORS
Hamilton County
My Commission Expires
November 20, 2016

Notary Public

MY COMMISSION EXPIRES: 11/20/2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Johnny Spray	JOHNNY SPRAY	09610001400
(NAME)	(NAME)	
1904 Kailey Hayes Ct.	1904 Kailey Hayes Ct.	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James E. Beal and Wife, Mildred Rutherford Beal**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Johnny Spray, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 79, on the plan of Cloverhill, Section No. II, of record in Plat Book 2133, Page 46, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to James E. Beal and wife, Mildred Rutherford Beal by Deed from Kathryn N. Rowlett, dated 07/08/1955 and filed for record on 07/11/1955 in Book 2440, Page 98, Register's Office for Davidson County, Tennessee.

The said Linda Siebert having since been appointed guardian by petition of record in the Probate Court for Davidson County Tennessee. Docket No. 12P-1054

All matters as set forth per Plat Book 2133, Page 46, said Register's Office.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 600 Cottonwood Drive, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 12th day of July, 2012.

James Beal by Linda Siebert guardian — James Beal by Linda Siebert guardian

Mildred Beal by Linda Siebert guardian — Mildred Beal by Linda Siebert guardian

State of Indiana
County of Hamilton

On this 12th day of July, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Linda Siebert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the permanent guardian of James Beal and Mildred Beal, and is authorized by them, and does hereby acknowledge the execution of this instrument on thier her behalf, ~~by virtue of an instrument of record in Instrument No. XXXXXXXXXXXXXXXXXXXXXXXXX Register's Office of Davidson County, Tennessee~~

My Commission Expires: 11/20/2016

Notary Public

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

NOTARY PUBLIC SEAL STATE OF INDIANA
MICHAEL J. CONNORS
Hamilton County
My Commission Expires
November 20, 2016

CERTIFICATE OF AUTHENTICITY

I, Dana Loggins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or ~~Custodian~~

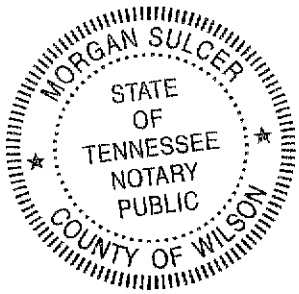
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013