WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-10031

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe L. Barnes III	NEW OWNER	141120D11900CO
(NAME)	(NAME)	
119 Morton Mill Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120061463 DEEDWARR
Recvd: 08/17/12 09:46 2 pgs
Fees:13.00 Taxes:1041.74
20120817-0073772

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, **Jeffrey G. Van Beusekom and wife, Leta L. Van Beusekom**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joe L. Barnes III and wife, Paula Yelverton**, 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 Unit No. 119, on the plan of Morton Mill Estates, Third Revision, of record in Plat Book 7900, Page 561, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jeffrey G. Van Beusekom and wife, Leta L. Van Beusekom by Deed from Michael W. Prewitt and spouse, Cherry Cash Prewitt, dated 11/26/2002 and filed for record on 11/27/2002 in Instrument 200211270147073, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 6900, Page 406, Plat Book 7900, Page 561, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7546, Page 145, said Register's Office. Said restrictions were amended in Book 7936, Page 704 and Book 8079, Page 804, said Register's Office. Said By-Laws were amended of record in Book 7936, Page 709, said Register's Office.
Charter of record in Book 7414, Page 335, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 7548, Page 963, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

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 119 Morton Mill Circle, Nashville, TN 37221
(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 16th day of August, 2012.

Jeffrey G. Van Beusekom

Leta L. Van Beusekom

State of Tennessee
County of Williamson

Personally appeared before me Jeffrey G. Van Beusekom and Leta L. Van Beusekom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of August, 2012.

Notary Public
My Commission Expires: 9/23/13

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

WILLIAMSON COUNTY
DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC