WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120074241 DEEDWARR
Recvd: 10/02/12 10:00 2 pgs
Fees:13.00 Taxes:569.43

20121002-0089558

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

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

NOTARY PUBLIC AT LARGE
Pamela B. Matheney
Notary Public
My Commission Expires October 8, 2012
STATE OF TENNESSEE

MY COMMISSION EXPIRES:

(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
Melody A. Saxon	New owner	053-03-0 054.00
(NAME)	(NAME)	
1210 Clarke Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **Lori L. Beasley and Josh Beasley, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Melody A. Saxon, an unmarried woman**, 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. 100, on the plan of Section "B", Village of Old Hickory, as shown on plat of record in Book 1424, Page 67, said Register's Office, reference to which is hereby made for a more complete description.

Being all of the same property conveyed to Lori L. Simpson by Warranty Deed from Harry Roger Evetts, dated 02/21/2007 and filed for record on 02/26/2007 in Instrument 200702260023154, Register's Office for Davidson County, Tennessee.
The said Lori L. Simpson is now known as Lori L. Beasley.

All matters as set forth per Book 1424, Page 67, said Register's Office.

All matters set out in document including but not limited to an Easement of record in Book 1785, Page 14, said Register's Office.

All matters set out in document including but not limited to an Easement of record in Book 576, Page 664, said Register's Office.

All matters set out in document including but not limited to an Easement of record in Book 626, Page 556, said Register's Office.

All matters set out in document including but not limited to an Easement of record in Book 735, Page 417, said Register's Office.

Right of Way Easement of record in Book 662, Page 743, 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 1210 Clarke Street, Old Hickory, TN 37138
(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 September, 2012.

Lori L. Beasley by Robin Fee, her attorney in fact

Lori L. Beasley by Robin Fee
her attorney-in-fact

Josh Beasley by Robin Fee, his attorney in fact

Josh Beasley by Robin Fee
his attorney-in-fact

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Robin Fee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Lori L. Beasley and Josh Beasley, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20121002-0089557, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 12th day of September, 2012.

Tracey Trumphour

Notary Public
My commission expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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