WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Lynn J Balcombe
Affiant

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

Georgette R Kinney
Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

GEORGETTE R. KINNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia J. Beazley	USAA Federal Savings Bank	095-08-0-122.00
(NAME) 228 Cumberland Circle	(NAME) 10750 McDermott Freeway	
(ADDRESS) Nashville, TN 37214	(ADDRESS) San Antonio, TX 78288	
(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, **James P. Rector and wife, Kristi D. Rector**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia J. Beazley, unmarried and Pamela Y. Herrera, unmarried, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. "A" on the unrecorded Map showing the subdivision of Lot Nos. 90 to 93 both inclusive on the Plan of Bluefields, Section No. 2, as of record in Book 843, page 34, Register's Office for Davidson County, Tennessee, said Lot No. "A" being a part of Lot No. 93 of said subdivision, and being described according to an unregistered copy of a survey thereof made February 10, 1940, by Z. J. Wilkinson, Surveyor, as follows:

BEGINNING at a point in the westerly margin of Cumberland Circle 50 feet North of the common original corner of Lot Nos. 92 and 93, and being the common corner of Lots "A" and "B" of said re-subdivision; thence, with the line between Lots "A" and "B" westerly 290 feet to a point which is 125 feet North of the common westerly corner of said original Lot Nos. 92 and 93, thence northerly 150 feet to point which is 55 feet South of the original corner of Lot Nos. 93 and 94; thence, easterly 305 feet to a point in the westerly margin of Cumberland Circle; thence, with the margin of the same southerly around a light curve 75 feet to the point of BEGINNING.

BEING the same property conveyed to James P. Rector and wife, Kristi D. Rector, by Warranty Deed from Sarah A. Essman and Lillian R. Abadie, both unmarried, dated July 23, 1999, of record in Book 11590, page 277, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 843, page 34, of record in the Register's Office for Davidson County, Tennessee; all matters according to a survey made February 10, 1940, by Z. J. Wilkinson, Surveyor and the right of way of Cumberland Circle.

unimproved ☐

This is improved ☒ property, known as 228 Cumberland Circle, 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 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:T20120077979 DEEDWARR
Recvd: 10/15/12 09:47 2 pgs
Fees:13.00 Taxes:925.00
20121015-0094004

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

James P. Rector

Kristi D. Rector

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James P. Rector and Kristi D. Rector, 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 the purposes therein contained.

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

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016