BILL GARRETT, Davidson County
Trans:T20120078272 DEEDWARR
Recvd: 10/15/12 15:12 3 pgs
Fees:18.00 Taxes:240.50

20121015-0094398

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1200**

WARRANTY DEED

THIS INDENTURE, made and entered into this **7/25/2012**, by and between **Virginia Haislip and Wanda Hampelman and Linda Derryberry and Ricky Beshearse and Michael Beshearse, an unmarried individual and Donald Mahaffey, an unmarried individual and Tammy Peach, an unmarried individual and Tommy Peach, an unmarried individual and Tiffany Smith, an unmarried individual**, parties of the first part, and **Treehouse Properties, LLC, a corporation**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being described as follows:

TRract No. 1:
Being the northeasterly part of a reserved strip lying southwest of Lot No. 23 and shown on the Plan of Parma Heights of record in Book 2133, page 23, Register's Office for Davidson County, Tennessee.

Said part of said reserved strip fronts 10 feet on the southeasterly side of Grubbs Road and runs back between parallel lines, 144.18 feet on the northeasterly line and 140 feet, more or less, on the southwesterly line to a dead line on which I measures 11 feet, more or less.

Tract No. 2:
Land in Davidson County, Tennessee, Being Lot No. 23 on the Plan of Parma Heights as shown on plat of record in Plat Book 2133, Page 23, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to William W Bilbrey and wife, Wilma L Bilbrey by deed dated 7/3/95 from Mark E Boaz and wife, Kristin F Boaz of record in Book 9724, page 584, said Register's Office. The said William W Bilbrey predeceased Wilma L Bilbrey, leaving Wilma L. Bilbrey as the sole owner of the subject property by virtue of tenants by the entirety. The said Wilma L Bilbrey having died January 24, 2012 leaving the following Heirs at Law: Virginia Haislip, Wanda Hampleman, Linda Derryberry, Ricky Beshearse, Michael Beshearse, Donald Mahaffey, Tammy Peach, Tommy Peach and Tiffany Smith.

This conveyance is made subject to:

Parcel ID # 133-11-21
☑ Improved OR
☐ Unimproved property located at: **3728 Grubbs Road, Nashville, TN 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Virginia Haislip Wanda Hampleman

Linda Derryberry

Ricky Beshearse by Virginia Haisley as atty.

Michael Beshearse by Virginia Haisley as atty

Donald Mahaffey

Tammy Peach

Tommy Peach

Tiffany Smith

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Virginia Haislip, Wanda Hampelman, Linda Derryberry, Ricky Beshearse, Michael Beshearse, Donald Mahaffey, Tammy Peach, Tommy Peach and Tiffany Smith** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 25th day of July, 2012..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/6/13

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE, DAVIDSON COUNTY:

On this 25 th day of July, 2012, personally appeared before me, Virginia Haislip with whom I am personally acquainted and who acknowledged that she is the attorney in fact for Ricky Beshearse and Michael Beshearse and that as said Attorney in fact she executed the within Deed of Trust for the purposes therein contained by signing the name of Ricky Beshearse and Michael Beshearse as their free act and deed.

Rebecca T. Garland
Notary Public 5/6/13

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Expires :

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Owner's Name: **Treehouse Properties, LLC**

and Address: **3728 Grubbs Road, Nashville, TN 37211**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $65,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee** County of Davidson

Subscribed and sworn before me this 25 day of July, 2012

Commission Expires
5/6/13

Rebecca T. Garland
Notary Public