WARRANTY DEED

ET-12-2759

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Maria V Sebanska
Affiant

Subscribed and sworn to before me, this 16th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 10/15/15
(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Charles G. Beaudette	Charles G. Beaudette	
1523 Farm Dale (ADDRESS)	(NAME) 1523 Farm Dale (ADDRESS)	136-15-A-76.00CO
Allen, TX 75002 (CITY) (STATE) (ZIP)	Allen, TX 75002 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MELISSA C. DISMUKES AND HUSBAND, JOSEPH BARTON DISMUKES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES G. BEAUDETTE, MARRIED, AND GAIL A. USELDING, UNMARRIED,, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 76, WATERCREST TOWNHOMES, PHASE 2, FIRST REVISION, as shown on plat of record in Plat Book 11190, Page 81, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Melissa C. Harding, unmarried by Warranty Deed from Erika Odom fka Érika Gilbert and husband, Michael Odom, recorded on the 12th day of June, 2009 in Instrument No. 20090612-0054671, in the Register's Office of Davidson County, Tennessee.
The said Melissa C. Harding, now married, is now known as Melissa C. Dismukes. Joseph Barton Dismukes joins in this conveyance for the purpose of waiving his martial interest in and to said property. The said property has never been the principle residence of Joseph Barton Dismukes.

This conveyance is subject to any and all existing easements and restrictions as shown of record:
Restrictive Covenants and By-Laws recorded in Book 10788, Page 553, and Book 11158, Page 931; Charter of Homeowners Association recorded in Book 10788, Page 546; Conveyance of Open Space to Homeowners Association recorded at Instrument No. 20000220-0017014; Metro Planning Commission Letters recorded in Book 10821, Page 131 and Book 10822, Page 70.

unimproved ( )
This is improved (X) property, known as 3405 Old Anderson Road, Antioch, Tennessee 37013 #214
(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 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 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:T20120079864 DEEDWARR
Recvd: 10/22/12 09:31 2 pgs
Fees:13.00 Taxes:407.00

20121022-0096332

Witness my/our hand(s) this 16th day of October, 2012.

Melissa C. Dismukes

Joseph Barton Dismukes

STATE OF Tennessee

COUNTY OF Wilson

On this the 16th day of October, 2012, before me personally appeared Melissa C. Dismukes and Joseph Barton Dismukes to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of October, 2012.

Notary Public

My Commission Expires: 10/15/15

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520