File 24361-8

BOX 14

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12102040** BILL GARRETT, Davidson County Trans:T20120082729 DEEDWARR Recvd: 10/31/12 08:41 2 pgs Fees:13.00 Taxes:980.50 20121031-0099778	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $265,000.00. Affiant Subscribed and sworn to before me, this25th day of October, 2012. Notary Public My Commission Expires: 11-15-15

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Jon C. Prine and Annie Amundson 409 N 17th St Nashville TN 37206	Send Tax Bills To: ~~New Owner~~ Farmington Financial Group 2002 Richards Jones Rd Ste300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 083-10-44.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Russell Beasley and wife, Michele Beasley** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jon C. Prine and wife, Annie Amundson** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 207 and the Southerly 14.0 feet of Lot No. 208 on the Map of McEwen Place of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 207 and the part of Lot No. 208 front together 44.0 feet on the Westerly side of North 17th Street and run back between parallel lines 128.0 feet to an alley.

Being the same property conveyed to Russell Beasley and wife Michele Beasley by Warranty Deed from John E. Wade, unmarried, recorded on the 21st day of December, 2006 in Instrument No. 20061221-0157120, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCEWEN PLACE, as recorded in Plat Book 332, Page(s) 133.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 409 N 17th St Nashville TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of October, 2012.

Russell Beasley

Michele Beasley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Russell Beasley and Michele Beasley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of October, 2012.

Notary Public

My Commission Expires: _____