WARRANTY DEED

PR12-6241

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF January, 2013.

Notary Public

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. Slattery	Pinnacle Bank	
6241 Vosswood	(NAME) P.O. Box 331678	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Murfreesboro, TN 37133	115-11-106.00
(CITY) (STATE) (ZIP)	(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 PAUL THOMAS BEAVIN, SR. AND WIFE, MARY ANN BEAVIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIMOTHY J. SLATTERY AND WIFE, EMILY A. SLATTERY, 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 Lot No. 178 on the Plan of West Meade Farms, Inc., Section "G", of record in Plat Book 1835, Page 115, as corrected in Book 2044, Page 325, and by revised plat known as the Re-Subdivision of Lots 178 and 179 in West Meade Farms, Inc., Section "G", as recorded in Instrument No. 20120110-0002604, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Forrest Wilfred Beavin, Jr. and wife, Mary B. Beavin by Deed from Marjorie B. Middleton of record in Book 3670, Page 2, Register's Office for Davidson County, Tennessee, dated November 26, 1963.

Being a portion of the same property conveyed to Paul Thomas Beavin, Sr. and wife, Mary Ann Beavin by Deed from Forrest Wilfred Beavin, Jr. and wife, Mary B. Beavin of record in Book 9145, Page 544, Register's Office for Davidson County, Tennessee, dated November 1, 1993. (as to a 60% undivided interest)

Being a portion the same property conveyed to Paul Thomas Beavin, Sr. and wife, Mary Ann Beavin by Deed from Forrest Wilfred Beavin, Jr. and wife, Mary B. Beavin of record in Instrument No. 20011010-0110471, Register's Office for Davidson County, Tennessee, dated October 5, 2001.

unimproved ( )
This is improved (X) property, known as 6241 Vosswood Drive, Nashville, Tennessee 37205
(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:T20130009322 DEEDWARR
Recvd: 02/04/13 09:56 2 pgs
Fees:13.00 Taxes:1206.20
20130204-0011191

Witness my/our hand(s) this 23rd day of January, 2013.

Paul Thomas Beavin, Sr.

Mary Ann Beavin

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of January, 2013, before me personally appeared Paul Thomas Beavin, Sr. and wife, Mary Ann Beavin 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 23rd day of January, 2013.

Notary Public

My Commission Expires: 10-11-15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959