Record & Return to:
REALTY TITLE & ESCROW CO. INC
5111 Maryland Way, Suite 101
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$135,450.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **13th** day of **February, 2013**

Notary Public

MY COMMISSION EXPIRES: April 13, 2015
(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Kyle Beaver	Nathan Kyle Beaver	10615000200
(NAME)	(NAME)	
1977 LaVergne Court	1977 LaVergne Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Scott T. Nason and Brenda J. Nason, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nathan Kyle Beaver, an unmarried person** hereinafter called the Grantee, his 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. 82 on the Plan of Raymond Heights, of record in Book 1424, page 141, Register's Office, Davidson County, Tennessee.

Said Lot No. 82 fronts 39.28 feet on the northerly side of Lavergne Court, and runs back 220.6 feet on the easterly line, and 220 feet on the westerly line, to a dead line, measuring 223.7 feet thereon.

Being the same property conveyed to Scott T. Nason and wife, Brenda J. Nason, by deed from Willie Haskel Harmon and wife, Bettie Mai Harmon, dated February 23, 1984 of record in Book 6244, page 477, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1977 LaVergne Court, Nashville, TN 37210

BILL GARRETT, Davidson County
Trans:T20130013217 DEEDWARR
Recvd: 02/15/13 14:15 2 pgs
Fees:13.00 Taxes:493.77
20130215-0015846

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, has 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.

Witness our hands this **13th** day of **February, 2013**

Scott T. Nason

Brenda J. Nason

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Scott T. Nason and Brenda J. Nason**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **13th** day of **February, 2013**

Notary Public

My commission expires: 12-10-16

LAURIE M. HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY