(1)

Mail to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130028348 DEEDWARR
Recvd: 04/08/13 12:54 2 pgs
Fees:13.00 Taxes:944.24
20130408-0034446

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130280119

WARRANTY DEED

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$255,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 26th day of March, 2013

Notary Public

MY COMMISSION EXPIRES: 8/23/16

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRYN SARTAIN	Movement Mortgage	**181-01-OB-113.00 CO**
7628 MINT LEAF DRIVE	841 Seahawk Circle	
NASHVILLE, TN 37211	Virginia Beach, VA 23452	

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,

CHRISTOPHER S. BEASLEY AND WIFE, TRACY D. BEASLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRYN SARTAIN AND WIFE, KRISTIN SARTAIN

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 139 on the Plan of Phase One, 2nd Addition to Sugar Valley, an RS10 Cluster Lot Subdivision, a Planned Unit Development as shown by plat of record in Instrument No. 20050105-0001853, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Christopher S. Beasley and Tracy D. Beasley, husband and wife, by Warranty Deed from Yazdian Construction Inc., a Tennessee Corporation, dated 2/28/06 and recorded 3/7/06 in Instrument No. 20060307-0026291, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as 7628 **MINT LEAF DRIVE, NASHVILLE, TN 37211**
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, 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 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 26th day of March, 2013.

Christopher S Beasley
CHRISTOPHER S. BEASLEY

Tracy D Beasley
TRACY D. BEASLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHRISTOPHER S. BEASLEY AND WIFE, TRACY D. BEASLEY the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashvile, Tennessee, this 26th day of March, 2013.

Commission Expires:_____

Gail C. Victory
Notary Public

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
September 9, 2014