WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130030890 DEEDWARR
Recvd: 04/16/13 09:36 2 pgs
Fees:13.00 Taxes:444.00

20130416-0037503

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2013

Notary Public:

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ellen L. Beauvais	NEW OWNER	Parcel ID:
200 Lakebrink Dr.		096160A08400
Nashville, TN 37214		

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

Martha R. Loyd, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ellen L. Beauvais, an unmarried woman

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:

BEING Lot No. 84, Larchwood, Phase One A, Section Four, as of record in Plat Book 6900, Page 843, as amended in Plat Book 6200, Page 924, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Martha R. Loyd, unmarried, by deed from Rebecca S. Greer, unmarried, of record in Instrument 20020204-0015282, dated January 31, 2002, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 6299, Page 152; Book 6301, Page 82; Book 6391, Page 449; Book 7792, Page 540; Book 8032, Page 432; Book 9827, Page 12; Book 6299, Page 166; Book 6301, Page 96; Book 6391, Page 459; Book 6873, Page 939; and Book 7271, Page 342, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 843, as amended in Plat Book 6200, Page 924, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 200 Lakebrink Dr., Nashville, TN 37214

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 my hand this 9th day of April, 2013.

Martha R Loyd
Martha R. Loyd

STATE OF Arkansas
COUNTY OF Carroll

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha R. Loyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 12:30, p.m., this 9th day of April, 2013.

My Commission Expires: 6-28-22

Pam Threet
Notary Public

PAM THREET Notary Public
Carroll County State of Arkansas
My Commission Expires June 28, 2022
Commission #12388723