BILL GARRETT, Davidson County
Trans:T20130039835 DEEDWARR
Recvd: 05/13/13 14:16 2 pgs
Fees:13.00 Taxes:518.00

20130513-0048170

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of May, 2013.

Notary Public:

My Commission Expires: 1-11-17

PHYLLIS [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number
Joseph B. Beech 1719-A Hanover Road Nashville, TN 37216	Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	072-12-0-011.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michele J. Burks**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joseph B. Beech, married**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 73 and the West one-half of Lot No. 74 on the Plan of The Waters Place, as of record in Plat Book 332, Page 136, Register's Office for Davidson County, Tennessee.

Said Lots front together 75 feet on the North side of Hanover Avenue and runs back 142.2 feet on the Easterly line and 148.9 feet on the Westerly line to a line in the rear on which it measures 75.3 feet thereon.

Being the same property conveyed to Michele J. Burks by Special Warranty Deed from U.S. Bank National Association as Trustee for RASC 2006KS5, dated February 9, 2010, recorded March 5, 2010 in Instrument No. 20100305-0017242, Register's Office for Davidson County, Tennessee.

This property was investment property only and never used as a marital residence by the grantor.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Taxes for the year 2013 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 332, Page 136, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 1719-A Hanover Road, Nashville, TN 37216

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 9th day of May, 2013.

Michele J. Burks

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Michele J. Burks, 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, this 9th day of May, 2013.

Commission Expires: 10/18/16

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075