BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, ST
NASHVILLE, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130040516 DEEDWARR
Recvd: 05/15/13 12:16 2 pgs
Fees:13.00 Taxes:5550.00
20130515-0049002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Margaret Avalyn Perry Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MALCOLM D YOUNG JR NOTARY PUBLIC GEORGIA FULTON COUNTY EXPIRES Oct. 11, 2016

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelley S. Beaman	Lee A. Beaman	Map 132-06-0
(NAME) 851 Curtiswood Lane	(NAME) 851 Curtiswood Lane	Parcel 013.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **MARGARET AVALYN PERRY YOUNG AND MARTIN HAYES PERRY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLEY S. BEAMAN, MARRIED**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 and a part of the dower tract on the plan of the Mullens Lands as of record in Minute Book "I" page 103, Chancery Court at Nashville, Tennessee, described according to a survey by William Collier Parrish Associates, Civil Engineers dated of August 1959, as follows:

Beginning in the center of Curtiswood Lane at a spike, said beginning point being the Northeast corner of the J. M. Rountree and wife, Bertie A. Rountree property; thence with a north line of Rountree property and with a bound fence N 76 degrees 29' W 683 feet to a concrete monument; thence N 2 degrees 53' E 105.40 feet to another concrete monument; thence N 3 deg. 44' E 267.80 feet to another concrete monument in Laird Smith's south line; thence with his south line S 79 deg. 00' E 749.90 feet to a cross in rock; thence S 39 deg. 37' E 69.26 feet to a spike in the center line of Glen Leven Drive; thence with center line of Glen Leven Drive S 28 deg. 08' W 167.2 feet to a spike where Curtiswood Lane intersects Glen Leven Drive; thence with the center line of Curtiswood Lane S 18 deg. 19' W 145.6 feet to a spike; thence S 16 deg. 03' W 52.1 feet to a spike in the center of Curtiswood Lane to a point of beginning, containing 6.51 acres, more or less.

Being the same property conveyed to Margaret Avalyn Perry Young and Martin Hayes Perry, as Equal Tenants in Common by Executor's Quitclaim Deed from Malcolm D. Young, Jr., as Executor of the Estate of Ernest C. Perry, Jr. of record at Instrument No. 20121226-0118836, Register's Office for Davidson County, Tennessee, dated December 11, 2012 and recorded on December 26, 2012.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Minute Book I, page 103, said Register's Office; and (c) easements of record in Book 7597, page 790 and Book 6303, page 687, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 851 Curtiswood Lane, Nashville, Tennessee 37204
(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 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 15th day of May, 2013.

Margaret Avalyn Perry Young

Margaret Avalyn Perry Young

Martin Hayes Perry

Martin Hayes Perry

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 Martin Hayes Perry, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of May, 2013.

Commission expires:

Kathy Snider

Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Avalyn Perry Young, the bargainor, 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 Atlanta, Georgia, this 9th day of May, 2013.

Commission expires:

Notary Public

MALCOLM D YOUNG JR
NOTARY PUBLIC
FULTON COUNTY
GEORGIA
EXPIRES
Oct. 11, 2016