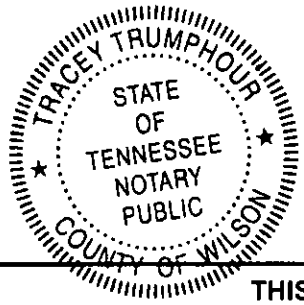
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL ~~CONSIDERATION OR VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED ~~AND SWORN~~ TO BEFORE ME, THIS THE 20th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Beziat	Platinum Mortgage, Inc.	075-07-0-165.00
(NAME)	(NAME)	
4360 Baton Rouge Drive	103 Spenryn Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-2302	Madison, AL 35758	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Maury A. Norman and wife, Edna G. Norman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael Beziat and Veronica Beziat, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 80, on the Plan of SECTION 4, HIGHLANDS OF TULIP GROVE, as shown by plat appearing of record in Plat Book 4860, Page 85, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Maury A. Norman and wife, Edna G. Norman by QuitClaim Deed dated August 25, 1993, from Maury A. Norman and Edna G. Norman and filed for record on September 22, 1993, in Book 9087, Page 929, Register's Office for said County, Tennessee.

And previously being the same property conveyed to Maury A. Norman and wife, Edna G. Norman by Warranty Deed dated January 29, 1982, from Edward A. Mc Knight and wife, Nancy H. Mc Knight and filed for record on February 2, 1982, in Book 5847, Page 766, Register's Office for Davidson County, Tennessee.

Real Property Taxes for the year 2013, and subsequent years, a lien not yet due and payable.
Subject to all matters as set forth on the plat of record in Plat Book 4860, Page 85, Register's Office of said County.
Restrictive Covenants of record in Book 4793, Page 157, and Amendments in Book 5020, Page 56 and Book 5089, Page 592, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 01291-10341
SMG TN Warranty Deed

BILL GARRETT, Davidson County
Trans:T20130042673 DEEDWARR
Recvd: 05/22/13 10:36 2 pgs
Fees:13.00 Taxes:525.40

20130522-0051582

This is improved ☑ property, known as 4360 Baton Rouge Drive, Hermitage, TN 37076-2302
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 20th day of May, 2013.

Maury A. Norman

Edna G. Norman

State of Tennessee
County of Wilson

Personally appeared before me Maury A. Norman and Edna G. Norman, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of May, 2013.

Notary Public

My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122