WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2013

Notary Public:

MY COMMISSION EXPIRES: 8.16.2014
(AFFIX SEAL)

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Truman D. Page	First Bank	Parcel ID:
6228 Hampton Hall Way	3500 Blue Lake Dr; Ste 325	098050A09100
Hermitage, TN 37076	Birmingham, AL 35243	

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

Jason W. Beaty and wife, Georgina B. Beaty

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

Truman D. Page

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. 58 on the Plan of Hampton Hall, Section Four, of record in Book 11700, page 2, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Jason W. Beaty and spouse, Georgina B. Beaty by deed from Michael E. Keatley and spouse, Cinnamon E. Keatley of record in Instrument 20020205-0015851, said Register's Office, dated November 20, 2001.

This conveyance is subject to Restrictions and By-Laws of record in Book 10278, Page 257; Book 10301, Page 184; Book 10444, Page 460; and Book 10640, Page 947, 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 11700, Page 2, 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 6228 Hampton Hall Way, Hermitage, TN 37076

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 10th day of July, 2013.

Jason W. Beaty

Georgina B. Beaty

BILL GARRETT, Davidson County
Trans:T20130061629 DEEDWARR
Recvd: 07/19/13 09:29 2 pgs
Fees:13.00 Taxes:703.00

20130719-0074775

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 Jason W. Beaty and Georgina B. Beaty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged tha they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 2013.

My Commission Expires: 9/9/14

Notary Public

