WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130064345 DEEDWARR
Recvd: 07/29/13 09:35 2 pgs
Fees:13.00 Taxes:388.50
20130729-0078305

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner (TB)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Isaac Beard and Christy Beard	Churchill Mortgage Corporation	04800016200
(NAME) 6220 Homeland Drive	761 Old Hickory Blvd., Ste. 400	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Brentwood, TN 37027	
(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, George C. Busby, Jr. and wife, Rose Caviness Caruthers Busby, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Isaac Beard and wife, Christy Beard, 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. 1 on the Plan of Bagwell Subdivision, as of record in Book 4470, page 56, Register's Office for said County.

Said Lot No. 1 fronts 144.6 feet on the easterly side of Homeland Drive and extends back 279.84 feet on the northerly line and 323.55 feet on the southerly line to a dead line measuring 174.80 feet thereon.

Being the same property conveyed to George C. Busby, Jr. and wife, Rose Caviness Caruthers Busby, by deed of record in Book 9559, Page 973, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Bagwell Subdivision of record in Book 4470, page 56, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of George C. Busby, Jr. by Rose C. Busby as his Attorney-in-Fact pursuant to recorded Power of Attorney in Book 9630, Page 783. Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6220 Homeland Drive, Nashville, TN 37218
(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 19th day of July, 2013.

George C. Busby Jr. by Rose C. Busby his attys in fact
George C. Busby Jr. by Rose C. Busby, his attorney in fact

Rose Caviness Caruthers Busby
Rose Caviness Caruthers Busby

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rose Caviness Caruthers Busby, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 19th day of July, 2013.

Commission expires:

Notary Public

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2016

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 19th day of July, 2013 before me personally appeared Rose C. Busby, the person who executed the foregoing instrument on behalf of George C. Busby Jr., and acknowledged that she executed the same as the free act and deed of the said George C. Busby Jr, through Power of Attorney granted her by the said George C. Busby Jr.

Witness my hand and official seal at Franklin, Tennessee this 19th day of July, 2013.

Commission expires:

Notary Public

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2016