This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# G26-6A

ADDRESS NEW OWNER:
Joel Smith
2900 Vesta Road
Lebanon, TN 37090

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **15005029800**
GROUP
PARCEL

Davidson County DEEDWARR
Recvd: 10/02/13 09:16 3 pgs
Fees:18.00 Taxes:203.72
20131002-0103195

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tammy McGarr Beasley,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Joel Smith and wife, Patricia Smith**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> 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. 6A on the Plan of Cherry Hills Section 11A of record in Plat Book 6250, Page 233, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Tammy McGarr by deed from Marshall B. Kerr and wife Deborah J. Kerr dated July 31, 1998, of record in Book 11070, Page 813, Register's Office for Davidson County, Tennessee.
>
> Tammy McGarr, Tammy Beasley and Tammy McGarr Beasley are one and the same person.

This is improved property known as 3027 Mossdale Drive, Antioch, Tennessee 37013. Possession is to be given on October 1, 2013.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS our hands this the 1st day of October, 2013.

Tammy McGarr Beasley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Tammy McGarr Beasley, unmarried**, the bargainors, 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 office this 1st day of October, 2013.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 10.28.14

* * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $55,059.82.

AFFIANT

Subscribed and sworn to before me on this 1st day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 10.28.14

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J. C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16