WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130097839 DEEDWARR
Recvd: 11/18/13 11:13 2 pgs
Fees:13.00 Taxes:1757.50

20131118-0118712

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $475,000.00.

Affiant

Subscribed and sworn to before me this 6th day of November, 2013

Notary Public
My Commission expires: 12-03-13
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Carole Ottaway Beasley	New Owner	118-13-146
946 Caldwell Lane		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Anna W. Roe and Kenneth E. Schriver, wife and husband**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Carole Ottaway Beasley, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the Seventh Civil District of Davidson County, Tennessee, being part of Lot No. 33 on the Plan of the County Property of N. A. McNairy, deceased of record in Minute Book "E", pages 564 and 565 and Plan Book 1, Page 29, Chancery Court at Nashville, and being part of Lot No. 9 on the Plan of Caldwell Lane Subdivision, unrecorded described according to a copy of survey made June 8, 1954 by James A. Hamilton, Jr. as follows:

Beginning on the westerly margin of Bales Drive at a point 202 feet northerly from the northeast corner of Lot No. 107 on the plan of Rolling Meadows, of record in Book 1624, Pages 98 and 99, Register's Office for Davidson County, Tennessee; thence, with the southerly margin of Caldwell Lane, north 85 degrees 45' west 200 feet to the northwesterly corner of said Lot No. 9; thence with the westerly line of said Lot No. 9 and along the easterly border of the old Morow Property, south 2 degrees 49' west 233.7 feet; thence south 85 degrees 45' east 167.4 feet to the beginning; thence with the westerly margin of Bales Drive north 2 degrees 55' east 233 feet to the northeasterly corner of said Lot No. 9 and on the southerly margin of Caldwell's Lane.

Included in the above description, but excluded from conveyance is a tract of land described as follows:

Beginning in the westerly margin of Bales Drive, at a point 202 feet northerly from the northeast corner of Lot No. 107 on the Plan of Rolling Meadows, of record in Book 1424, Pages 98 and 99, Register's Office for Davidson County, Tennessee; thence with the westerly margin of Bales Drive, north 2 degrees 55' east 223 feet to the northeasterly corner of said Lot No. 9 and the southerly margin of Caldwell Lane, north 85 degrees 45' east 90 feet to the point of beginning being the northeasterly 90 feet by 223 feet of Lot No. 9.

Being the same property conveyed to Anna W. Roe and Kenneth E. Schriver from Kay K. Wilson by Warranty Deed on October 19, 2010, of record in Instrument Number 20101021-0084523, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Minute Book E, Pages 564 and 565 and Plan Book 1, Page 129, Register's Office for Davidson County, Tennessee.

This is improved property known as: **946 Caldwell Lane, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 6, 2013.

Anna W. Roe.
Anna W. Roe

Kenneth E. Schriver
Kenneth E. Schriver

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Anna W. Roe and Kenneth E. Schriver** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 6, 2013

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122