MAIL TAX STATEMENT TO:
VALERIE DUNCAN
918 BOSCOBEL ST
NASHVILLE TN 37206

800-439-5451
Prepared By:/RETURN TO:
DEBBIE MCADAMS
SERVICELINK
4000 Industrial Blvd.
Aliquippa, PA 15001
2785316 1

Davidson County DEEDWARR
Recvd: 12/16/13 10:29 5 pgs
Fees:27.00 Taxes:0.00
20131216-0126693

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, WILLIAM W. BEASLEY, A MARRIED MAN AND VALERIE DUNCAN, hereinafter referred to as "Grantors", do hereby grant, bargain, sell, convey, and warrant unto WILLIAM W. BEASLEY AND ANNE KELLEY BEASLEY HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY WITH RIGHTS OF SURVIVORSHIP TO A 50% INTEREST AND VALERIE DUNCAN, UNMARRIED TO A 50% INTEREST, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of TN, to-wit:

LEGAL DESCRIPTION:

See Exhibit A attached hereto and made a part hereof

Map Parcel Number: 082.16-0-353.00

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS does for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims **whatever.**

The source of title in Grantor(s) is by Warranty Deed recorded in the office of Register of Deeds in Book , Page , Instrument No. 2006092107117407, of the Recorder of DAVIDSON County, Tennessee.

WW 13
ARB
VD

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

Valerie Duncan
VALERIE DUNCAN

William W. Beasley
WILLIAM W. BEASLEY

Anne Kelley Beasley
ANNE KELLEY BEASLEY

State of TN }
County of Davidson }

Before me, on this 4th day of Dec., 2013, the undersigned, a Notary Public in and for said County and State, personally appeared Valerie Duncan, William W. Beasley & Anne Kelley Beasley to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

WITNESS my hand and official seal

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SIGNATURE _____
Notary Public Jana Drury
Print Name

My Commission Expires _____

MY COMMISSION EXPIRES MARCH 1, 2016

State of Tennessee }
County of Davidson }

I or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 4th day of December, 2013.

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SIGNATURE _____
Notary Public Jana Drury
Print Name

My Commission Expires _____

MY COMMISSION EXPIRES
MARCH 1, 2016

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **DAVIDSON**, STATE OF **TENNESSEE** AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED DOC # 2006092107117407, ID# 082.16-0-353.00, BEING KNOWN AND DESIGNATED AS FOLLOWS:

BEING LOT NO. 1 ON THE PLAN OF R. D. GOODLETT, TRUSTEE'S SUBDIVISION OF 220 FEET ON THE SOUTH SIDE OF BOSCOBEL STREET, AS OF RECORD IN BOOK 57, PGE 115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 1 FRONTS 44 FEET ON THE SOUTHERLY SIDE OF BOSCOBEL STREET AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO AN ALLEY.

BEING THE SAME PROPERTY AS CONVEYED FROM DAVID L. DUNCAN TO VALERIE DUNCAN AS SET FORTH IN DOC # 2006092107117407 DATED 09/20/2006 AND RECORDED 09/21/2006.

BY FEE SIMPLE DEED FROM DAVID L. DUNCAN AS SET FORTH IN DOC # 2006092107117407 DATED 09/20/2006 AND RECORDED 09/21/2006, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)