WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/20/13 13:34 3 pgs
Fees:18.00 Taxes:795.50
20131220-0128804

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF Dec, 2013

Notary Public

MY COMMISSION EXPIRES: 7-5-16

(AFFIX SEAL)

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MST 2013-1250

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Beasley	Franklin American Mortgage	161-6-129.00
(NAME)	(NAME)	
5101 Brucewood Drive	501 Corporate Centre Dr Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN37211	Franklin TN 37067	
(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, **Shirley Ann Harrison n/k/a Shirley Leonard,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Beasley and Rachel M. Beasley, husband and wife,** 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. 265 on the Plan of Section Two, Huntington Park of record in Plat Book 4175, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shirley Ann Harrison by Deed from Phillip W. Harrison and wife, Shirley B. Harrison of record in Book 5874, page 579, Register's Office for Davidson County, Tennessee, dated March 25, 1982 and recorded on April 19, 1982.

Being the same property conveyed to Philip W. Harrison and wife, Shirley B. Harrison by Warranty Deed from Forrest R. Bugher, Jr. and wife, Nell H. Bugher filed in Book 4852, Page 483, Register's Office for Davidson County, Tennessee, dated September 13, 1974 and recorded September 17, 1974. And further conveyed to Shirley Ann Harrison by Quitclaim Deed from Phillip W. Harrison a/k/a Philip W. Harrison and Shirley B. Harrison of record in Book 5874, Page 579, Register's Office for said county.

5101 Brucewood Drive, Nashville TN 37211

The following is for informational purposes only:

Property Address: **5101 Brucewood Drive**

Section Two, Huntington Park, Lot # 265

Davidson County, TN

161-6-129.00

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of record in Plat Book 4175, Page 108, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4399, Page 383, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This property, known as 5101 Brucewood Drive, Nashville, TN 37211
(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 my/our hand(s) this 17th DAY OF Dec., 2013.

Shirley Leonard

Coleman Leonard joins in this conveyance to convey any and all marital interest he may have in subject property.

Coleman Leonard

Coleman Leonard

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shirley Leonard and Coleman Leonard, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of December, 2013.

Notary Public

My Commission Expires: 9/5/16

MONTE POE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(Seal)

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

