BILL GARRETT, Davidson County
Trans:T20140038345 DEEDWARR
Recvd: 06/02/14 13:52 2 pgs
Fees:13.00 Taxes:1106.30

20140602-0047305

Prepared by:
Mark B. Leedom, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $299,000.00

Affiant

Subscribed and sworn to before me this 30 day of May, 2014.

Notary Public
My commission expires: 6-28-15

Address of New Owner:	Send Tax Bills to:	Tax Information
Ralph D. Beam 7061 Meadow Ridge Circle Nashville, TN 37221	New Owner	155160A32000CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PHILLIP B. LAWSON and wife, JENNIFER D. LAWSON, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to RALPH D. BEAM, hereinafter called the Grantees, their successors 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. 67 on the Plan of Traceside, Section Nine, of record in Instrument No. 20000103-0000455, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Phillip B. Lawson and wife, Jennifer D. Lawson, by deed from Christopher L. Cochran and Sarah E. Cochran fka Sarah E. Freck dated 5/28/10 of record in Instrument No. 201006040043487, Register's Office of Davidson County, Tennessee. Jennifer Lawson executes this instrument on behalf of Phillip B. Lawson pursuant to Power of Attorney being recorded simultaneously herewith in Instrument No. 20140602-0047304, Register's Office of Davidson County, Tennessee.

SUBJECT TO all matters appearing on plat of record in Instrument No. 20000103-0000455, and to any and all other applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 7061 Meadow Ridge Circle, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of May, 2014.

Phillip B Lawson by Jennifer Lawson Attorney in fact

PHILLIP B. LAWSON by JENNIFER LAWSON,
ATTORNEY IN FACT

Jennifer D. Lawson

JENNIFER D. LAWSON

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 Jennifer Lawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Phillip B. Lawson and that she is authorized by Phillip B. Lawson to execute this instrument on his behalf.

Witness my hand and seal at office on this 30th day of May, 2014.

Notary Public

My Commission expires: 9/11/17

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 Jennifer D. Lawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 30th day of May, 2014.

Notary Public

My Commission expires: 9/11/17