Davidson County	**DEEDWARR**
Recvd: 07/11/14 15:39	**2 pgs**
Fees:13.00 Taxes:505.05	
20140711-0061440	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00.

Affiant

KARINA LEWIS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 05-20-17

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/20/17 (AFFIX SEAL)

R-VRES-14-709

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tabitha Gearlds and Mary Beasley	New Owner	
(NAME) **709 Stone Hedge Drive**	(NAME)	**05316023800**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **REGINALD B. MADISON AND ERIKA Y. MADISON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TABITHA GEARLDS AND MARY ~~BEASLE~~ Beasley, BOTH UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 3, FINAL SUBDIVISION PLAT, STONE HEDGE, SECTION TWO, as shown on plat of record in Plat Book 9700, Page 185, as amended in Book 10159, Page 42, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Brian Royalty and wife, Angela D. Royalty to Reginald B. Madison and Erika Y. Knox, each unmarried, as joint tenants with the right of survivorship as recorded on the 18th day of May, 2004 in Instrument No. 20040518-0058005 and Quitclaim Deed from Reginald B. Madison and Erika Y. Knox (n/k/a Erika Y. Madison) to Reginald B. Madison and Erika Y. Madison, husband and wife as recorded on the 14th day of December, 2012 in Instrument No. 20121214-0115466, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 prorated and assumed by grantee herein.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL SUBDIVISION PLAT, STONE HEDGE, SECTION TWO, as recorded in Plat Book 9700, Page(s) 185, as amended in Book 10159, Page 42, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1116, Page 130 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Easement recorded in Book 5261, Page 302, Book 8883, Page 641 and Book 8883, Page 651.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **709 Stone Hedge Drive, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9th DAY OF JULY, 2014.

Reginald B. Madison by John Gleaves as Attorney In Fact

Reginald B. Madison by John Gleaves as
Attorney In Fact

Erika Y. Madison by John Gleaves as Attorney in Fact

Erika Y. Madison by John Gleaves as
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of REGINALD B. MADISON and who acknowledged he executed the same as the free act and deed of the said REGINALD B. MADISON.

Witness my hand and official seal, this the 9th of July, 2014.

Brian D. Mitchell

Notary Public
My Commission Expires: January 9, 2016
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ERIKA Y. MADISON, and who acknowledged he executed the same as the free act and deed of the said ERIKA Y. MADISON.

Witness my hand and official seal, this the 9th of July, 2014.

Brian D. Mitchell

Notary Public
My Commission Expires: January 9, 2016
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan
Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss
Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017