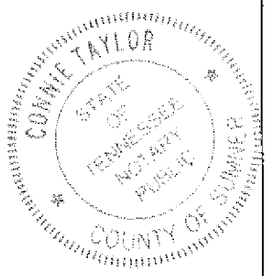
Davidson County DEEDWARR
Recvd: 08/14/14 07:58 3 pgs
Fees:18.00 Taxes:1998.00
20140814-0073290

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $540,000.00. Affiant Subscribed and sworn to before me, this the 31st day of July, 2014. Notary Public My commission expires: 9/21/2015

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Daniel T. Beasley Katie E. Beasley	New owner	
3905 Estes Rd.		1161606600
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RICHARD CRANE AND WIFE, EILEEN CRANE FKA EILEEN CELESTE TREMBLAY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL T. BEASLEY AND KATIE E. BEASLEY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: husband and wife

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot #2 Fred Ownby Prop. & Lovell E. Matthews Prop., of record in Plat Book 6200, Page 249, 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 Richard Crane and Mary G. Whitson-Crichton, as Joint Tenants with the right of survivorship by Warranty Deed from William J. England and wife, Connie H. England, of record in Book 8410, Page 429, Register's Office for Davidson County, Tennessee, dated July 30, 1991 and recorded on August 1, 1991.

Being the same property conveyed to Richard George Crane by Quitclaim Deed from Mary G. Whitson-Crichton Crane, of record in Book 9563, Page 347, Register's Office for Davidson County, Tennessee, dated January 3, 1995 and recorded on January 4, 1995.

Being the same property conveyed to Richard G. Crane and wife, Eileen Celeste Tremblay, as tenants by the entirety by Quitclaim Deed from Richard G. Crane, of record in Instrument No. 20050406-0037858, Register's Office for Davidson County, Tennessee, dated March 22, 2005 and recorded on April 6, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3905 Estes Rd., Nashville, TN 37215.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of July, 2014.

Richard Crane

Eileen Crane

STATE OF Louisiana
COUNTY OF St. Tammany

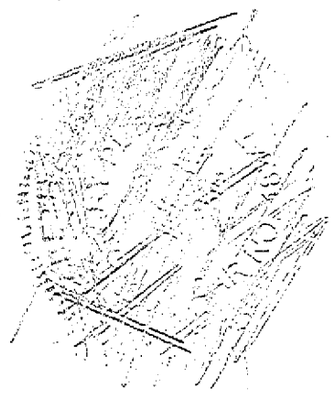
Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Richard Crane and Eileen Crane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of July, 2014.

Notary Public

My Commission Expires: with life

ELIZABETH A. HAMMANT
NOTARY PUBLIC, LA. BAR NO. 18247
MY COMMISSION IS FOR LIFE.



E-RECORDED simplifile

ID: _____

County: _____

Date: _____ Time: _____

True Copy Certification

I, Daniel Heard, 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, Connie Taylor, a notary public for this county and state, Daniel Heard 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: 9/21/2015

Notary Seal

