WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140064772 DEEDWARR
Recvd: 09/02/14 10:37 2 pgs
Fees:13.00 Taxes:682.28
20140902-0079593

R-VRES-14-6116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Rachel Beasley	**SWBC Mortgage Corp**	
(NAME)	(NAME)	**91-2-169.00**
6116 Morrow Road	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**San Antonio, TX 78216**	
(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 **BEAU HARRISON JENNINGS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RACHEL BEASLEY, AN UNMARRIED PERSON** 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:

The following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to wit:

Tract 1: Being the Westerly 41 feet of the Southerly 100 feet of Lot No. 13 of Block No. 4 on the Map of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for said County, being Lot No. 6 on the unrecorded plan of subdivision of Lot Nos. 7, 9, 11 of Block No. 4 on the Map of Cherokee Park, described according to a survey made by Z. J. Wilkinson, Surveyor, May 16, 1946, as follows: Beginning on the Northerly margin of Morrow Road at a point 319 feet West the Westerly margin of 61st Avenue North; thence with said Road, Westwardly 41 feet; thence at right angles, Northwardly 100 feet, thence at right angles Eastwardly 41 feet, thence at right angles, Southwardly 100 to the beginning.

Tract 2: Being the Northerly 50 feet of Lot No. 13 and the Westerly 27 feet of the Northerly 50 feet of Lot No. 11 of Block No. 4 on the Map of Cherokee Park Subdivision as of record in Book 161, Page 75, Register's Office for said County, Being Lot No. 7 on the unrecorded plan of the Subdivision of Lots Nos. 7, 9, 11 and 13 of Block No. 4 on said on said Map of Cherokee Park, described according to an survey made by Z. J. Wilkinson, Surveyor, May 16, 1946, as follows: Beginning on the Southerly margin of an alley at a point 273 feet West of the Westerly margin of 61st Avenue North, said point being the Northwest corner of the property conveyed to Luther C. Dycus and wife, by deed from George Hutchison and wife, of record in Book 1414, Page 21, said Register's Office; thence with said alley, Westwardly 87 feet thence Southwardly 50 feet; thence Eastwardly 87 feet; thence Northwardly 50 feet to the beginning.

Being the same property conveyed to Beau Harrison Jennings, an unmarried person by Warranty Deed from Alison Rodgers, fka Alison Leann Harris, married, recorded on the 28th day of June, 2013 in Instrument No. 20130628-0066499, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Plat of MAP OF CHEROKEE PARK SUBDIVISION, as recorded in Plat Book 161, Page(s) 75, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6116 Morrow Road, Nashville, Tennessee 37209**.

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 28th DAY OF AUGUST, 2014.

Beau Harrison Jennings 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 BEAU HARRISON JENNINGS, and who acknowledged he/she/they executed the same as the free act and deed of the said BEAU HARRISON JENNINGS.

Witness my hand and official seal, this the 28th of August, 2014.

Notary Public
My Commission Expires: 10/18/16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212