BILL GARRETT, Davidson County
Trans:T20140090567 DEEDWARR
Recvd: 12/03/14 12:24 2 pgs
Fees:13.00 Taxes:336.70
20141203-0110872

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Atchlee N. Jones
725 Lake Terrace Dr
Nashville, TN 37217

MORTGAGEE
Magna Bank
P.O. Box 17257
Memphis, TN 38187-0257

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 150 02 0
PARCEL 520.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **The Pat K. Beall Heirs Partnership,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Atchlee N. Jones, an unmarried woman,** 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. 20B, on the Plan of Addition of Lot No. 20 Harbor Gate, Section One of record in Plat Book 8250, page 713, amending Plat Book 6050, page 304, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to The Pat K. Beall Heirs Partnership by Substitute Trustee's Deed dated July 7, 2014 from David G. Mangum, Substitute Trustee, of record in Instrument Number 201407070059390, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6221, Page 253, Book 6486, page 436, Book 6597, page 157, and re-recorded in Book 6599, page 984; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6050, Page 304 and amended in Plat Book 8250, page 713, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **725 Lake Terrace Dr Nashville, TN 37217.**

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 our hands this 26 day of November, 2014.

The Pat K. Beall Heirs Partnership

BY: Helen K. Wilson Managing Partner

Helen K. Wilson, Managing Partner

STATE OF Tennessee
COUNTY OF Carter

On this 26 day of November, 2014, before me personally appeared Helen K. Wilson, to me known (or proved to me on the basis of satisfactory evidence), to be the Managing Partner of The Pat K. Beall Heirs Partnership and who executed the foregoing instrument as Managing Partner of The Pat K. Beall Heirs Partnership for the purposes therein contained in behalf of The Pat K. Beall Heirs Partnership.

Witness my hand and official seal this 26 day of November, 2014.

DAVID L. OSER STATE OF TENNESSEE NOTARY PUBLIC CARTER COUNTY

NOTARY PUBLIC

My Commission Expires: 7-28-15

STATE OF Tennessee
COUNTY OF Rutherford

The actual consideration or value, whichever is greater for this transfer is $91,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of November, 2014.

TONJA COX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 5/23/16