BILL GARRETT, Davidson County
Trans:T20140095300 DEEDWARR
Recvd: 12/19/14 14:27 2 pgs
Fees:13.00 Taxes:518.00
20141219-0116465

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

Mark R. Woods - Notary Public
County of Laramie — State of Wyoming
My Commission Expires 05/19/2017

STATE OF ~~TENNESSEE~~ Wyoming
COUNTY OF Laramie

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Brian A Beadles & Leslie D. Beadles
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of Dec., 2014.

NOTARY PUBLIC

My commission expires: 5-19-2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Smalling 612 Post Oak Circle Brentwood, TN 37027	Same address as new owner	120-05-0-071.00

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Thousand and 00/100 Dollars ($140,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRIAN A. BEADLES AND WIFE, LESLIE D. BEADLES,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MIKE SMALLING,** hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 108, Section II, Glencliff Estates, as shown on plat of record in Plat Book 1130, Pages 77 and 78, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Brian A. Beadles and wife, Leslie D. Beadles, by Warranty Deed from Melissa M. Gibson, unmarried, dated May 30, 2007 and recorded June 5, 2007, of record in Instrument Number 20070605-0066788, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 745 Greymont Drive, Nashville, TN 37217, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17 day of December, 2014.

BRIAN A. BEADLES

LESLIE D. BEADLES

STATE OF WYOMING
COUNTY OF Laramie

Personally appeared before me, a Notary Public, Brian A. Beadles and Leslie D. Beadles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17 day of December, 2014.

Mark R. Woods - Notary Public
County of Laramie
State of Wyoming
My Commission Expires 05/19/2017

Notary Public

My commission expires: 5-19-2017