RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN145231

BILL GARRETT, Davidson County
Trans: T20140095455 DEEDWARR
Recvd: 12/22/14 09:05 2 pgs
Fees: 13.00 Taxes: 702.63
20141222-0116675

WARRANTY DEED

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2014.

NOTARY PUBLIC

My commission expires: 9-19-2018

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
David B. Begley *et ux* 8012 Old Springfield Pike Goodlettsville, TN 37072	Same address as new owner	012-00-0-033.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Nine Thousand Nine Hundred and 00/100 Dollars ($189,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **AMBER MEIER F/K/A AMBER ROSE MCCANN, MARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **DAVID B. BEGLEY AND WIFE, SHARON M. BEGLEY**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING 1 3/5 ACRES IN THE NORTHWEST CORNER OF THE PROPERTY WE PURCHASED FROM W.C. MONCRIEF, AND BEING A TRIANGULAR STRIP OF GROUND ABOUT 15 MILES FROM NASHVILLE, TENNESSEE.

BEGINNING AT THE INTERSECTION OF THE L& N RAILROAD RIGHT-OF-WAY, AND THE OLD NASHVILLE AND SPRINGFIELD TURNPIKE; THENCE ALONG THE EASTERLY MARGIN OF SAID PIKE IN A SOUTHERLY DIRECTION, 185 YARDS TO A POINT; THENCE EASTERLY 56 YARDS TO THE L& N RAILROAD RIGHT-OF-WAY LINE; THENCE WITH THE L & N RIGHT-OF-WAY LINE IN THE NORTHWESTERLY DIRECTION 185 YARDS TO THE POINT OF BEGINNING.

Being the same property conveyed to Amber Rose McCann, a single person, by Quit Claim Deed dated June 29, 2012 and recorded April 16, 2013, of record in

Instrument No. 20130416-0037923, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 8012 Old Springfield Pike, Goodlettsville, TN 37072, 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 Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has 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 covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

I, **DUSTIN MEIER,** husband of the aforesaid **AMBER MEIER,** do hereby join in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that I might have in said property.

WITNESS OUR HANDS, this the 18th day of December, 2014.

Amber Meier

AMBER MEIER F/K/A AMEBER ROSE MCCANN

Dustin Meier

DUSTIN MEIER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Amber Meier f/k/a Amber Rose McCann and Dustin Meier, 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 18th day of December, 2014.

Julie Garside

Notary Public

Leslie Garside

Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY