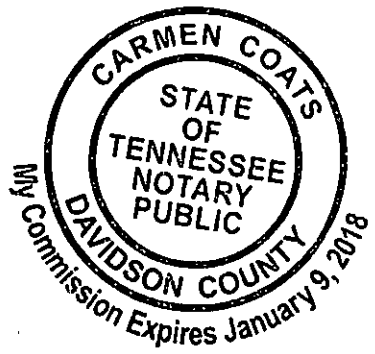
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day DECEMBER 2014

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kelly Ann McClain and Kent Pierce Wolfenbarger, joint tenants with expressed rights of survivorship	Farmington Mortgage, a Division of CapStar Bank	061 15 0 303.00
(NAME)	(NAME)	
3814 Baxter Avenue	2002 Richard Jones Road, Ste. 300A	
(ADDRESS)	(ADDRESS)	
Nashville 37216	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Ten Thousand And No/100 Dollars ($310,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christopher M. Beals and wife, Jacqueline M. Beals,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kelly Ann McClain and Kent Pierce Wolfenbarger, joint tenants with expressed rights of survivorship**, 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 the southerly one half of Lot No. 33 on the map of the subdivision of the Maplewood Home Tract, of record in Plat Book 421, Page 174, 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 Christopher M. Beals and wife, Jacqueline M. Beals by Warranty Deed from Amanda L. Kinney (now known as Amanda L. Tesfaye) and Benjamin Girma Tesfaye, wife and husband dated July 18, 2012 and recorded July 20, 2012 as Instrument No. 20120720-0063889 in the said Register's Office for Davidson, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MTJ-142465

BILL GARRETT, Davidson County
Trans:T20140096166 DEEDWARR
Recvd: 12/23/14 15:13 2 pgs
Fees:13.00 Taxes:1147.00
20141223-0117609

unimproved ☐
This is improved ☒ property, known as 3814 Baxter Avenue, Nashville, TN 37216

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, has 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 22nd day of December, 2014.

Christopher M. Beals

Jacqueline M. Beals

STATE OF TENNESSEE

COUNTY OF ~~WILSON~~ DAVIDSON MT

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Christopher M. Beals and wife, Jacqueline M. Bealsthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of December, 2014.

ROBBIN TEASLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Notary Public

My Commission Expires: September 10, 2018

(SEAL)

File Number: MTJ-142465