BILL GARRETT, Davidson County
Trans:T20150000039 DEEDWARR
Recvd: 01/02/15 08:46 2 pgs
Fees:13.00 Taxes:529.10

20150102-0000048

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#14-0597

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ WILSON
The actual consideration or value, whichever is greater, for this transfer is ~~$143,000.00~~

Affiant

Subscribed and sworn to before me this 29th day of December, 2014.

Notary Public
My commission expires: 7/8/15

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

04-1412-55374

Address of New Owner:	Send Tax Bills to:	Tax Information
Jo Ann Hattersley 5432 Daniel Ray Drive Whites Creek TN 37189	Same as New Owner	041-01-0-A-048.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Parrisha Beard, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jo Ann Hattersley* hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: *unmarried

Land in Davidson County, Tennessee, being Lot No. 46, on the Plan of Cobblestone Creek, Phase One-A, of record in Instrument No. 20050610-0066806, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carol Gibson, unmarried by deed from Carol M. Whitelow, unmarried, dated January 11, 2008, recorded January 22, 2008, of record in Instrument No. 20080122-0006747, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Bayview Loan Servicing, Inc. by deed from Carol Gibson, dated August 30, 2013, recorded September 23, 2013, of record in Instrument No. 20130923-0099967, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Parrisha Beard, an unmarried woman by deed from Bayview Loan Servicing, LLC, a Delaware limited liability company dated January 20, 2014, recorded February 11, 2014, of record in Instrument No. 20110211-0012062, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5432 Daniel Ray Drive, Whites Creek, TN 37189

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of December, 2014.

Parrisha Beard

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Parrisha Beard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 29th day of December, 2014.

Notary Public
State of Tennessee at Large



My Commission expires: 5/23/16