File Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2015

Notary Public:

MY COMMISSION EXPIRES: 01-28-2017
(AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2017

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Christopher Beaty	SunTrust Mortgage	Parcel ID:
5136 English Village Drive	1001 Semmes Ave.	161100B05000
Nashville, TN 37211	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

James E. Hackney and wife, Doris E. Hackney

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Christopher Beaty, married AND WIFE, SARAH BEATY
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. 241 on the Plan of Second Revision-Phase Six, Villages of Brentwood, of record in Plat Book 6900, Page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James E. Hackney and wife, Doris E. Hackney by deed from Stephen W. Reese and wife, Catherine Joan Reese, of record in Instrument 20101221-0101528, dated December 14, 2010, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 6143, Page 11, and Book 7207, Page 251, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 316, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5136 English Village Drive, Nashville, TN 37211

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 21st day of January, 2015.

James E. Hackney
James E. Hackney

Doris E. Hackney
Doris E. Hackney

BILL GARRETT, Davidson County
Trans: T20150006236 DEEDWARR
Recvd: 01/26/15 14:00 2 pgs
Fees: 13.00 Taxes: 1073.00
20150126-0007372

STATE OF Oklahoma
COUNTY OF Comanche

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Hackney and Doris E. Hackney, 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 official seal at 1250 W 11th, Lawton, OK, this 21 day of January, 2015.

My Commission Expires: 5/7/18

L. Deanne Diamond
Notary Public

NOTARY PUBLIC State of OK
L. DEANNE DIAMOND
Comm. # 10003684
Expires 5/7/18