WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $198,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF JANUARY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-R6632 BEASLEY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
David E. Beasley	Highlands Residential Mortgage, Ltd.	041-01-0A-016.00 CO
5044 Cobblestone Creek Drive	12001 N. Central Expressway, Ste 750	
White Creek, TN 37189	Dallas TX 75243	

Davidson County DEEDWARR
Recvd: 01/29/15 15:52 3 pgs
Fees:18.00 Taxes:710.40
20150129-0008728

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 ACKNOWLEDGE, WE,

DERRICK A. ALLISON, HUSBAND AND WIFE, CHANDRA Y. ALLISON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID E. BEASLEY, A SINGLE MAN

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 16, PHASE 1, COBBLESTONE CREEK, as shown on plat of record in Instrument No. 20040804-0093431, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Derrick A. Allison, husband and wife, Chandra V. Allison by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 10th day of March, 2005 in Instrument No. 20050310-0026552, in the Register's Office of Davidson County, Tennessee. Chandra Y. Allison being one and the same as Chandra V. Allison.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, COBBLESTONE CREEK, as recorded in 20040804-0093431, corrected by Surveyor's Instrument of Correction recorded at Instrument No. 20041022-0127319, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20041208-0146322 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Cobblestone Creek Homeowners Association, Inc. recorded at Instrument No. 20041208-0146324.

f. Easement for Right-of-way to Tennessee Natural Gas Lines, Inc., recorded in Book 2493, Page 137.

g. Rights of the Public in and to any navigable waterways within the bounds of said premises.

h. Rights of upper and lower riparian owners to the free and unobstructed flow of the water of any rivers, creeks or streams without diminution or pollution and the consequences of any past of future change in the location of any rivers, creeks or streams.

i. Riparian rights incident to premises.

j. Rights of upper and lower riparian owners in and to the waters of any rivers, creeks, or streams crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.

k. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040304-0024829.

l. Rights of the public in and to cemetery located on subject property, with rights of ingress and egress thereto.

m. Conveyance of common areas recorded at Instrument Nos. 20041208-0146323 and 20110916-0072157.

This is improved property known as 5044 Cobblestone Creek Drive, White 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 26th day of January, 2015.

Derrick A. Allison

Chandra Y. Allison

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, DERRICK A. ALLISON AND CHANDRA Y. ALLISON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 26th day of January, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-R6632 BEASLEY

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

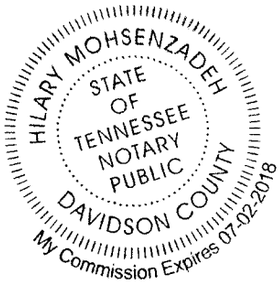
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 7-2-18

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).