THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Shanika Beard
548 Bluewater Drive
Nashville, TN 37217
SEND TAX BILLS TO:
Peoples Home Equity
150 N. Seven Oaks
Knoxville, TN 37922

Davidson County DEEDWARR
Recvd: 03/17/15 08:22 3 pgs
Fees:18.00 Taxes:626.97
20150317-0022582

WARRANTY DEED
(Map 136-14-0, Parcel 141.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **JOYCE KEARNEY, unmarried,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **SHANIKA BEARD, unmarried**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 120, on the Revised Plan of Castlegate, Section 2-A, according to plat and survey of same appearing of record in Book 5200, page 10, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Joyce Kearney, unmarried, by Warranty Deed from Robert L. Crotinger and wife, Helen E. Crotinger, dated October 5, 2012, of record in Instrument No. 20121010-0092764, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 5200, page 10; to Restrictive Covenants of record in Book 4649, page 295; to Setback Lines and Easement of record in Plat Book 5200, page 10, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 548 Bluewater Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2015 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 13th day of March, 2015.

Her Attorney in Fact

JOYCE KEARNEY
BY: KIMBERLY BOWSER, HER ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Bowser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of Joyce Kearney, and acknowledged that she executed the same as the free act and deed of the said Joyce Kearney for the purposes therein contained, by virtue of a Power of Attorney recorded in Record Book _____, page _____, in the Register's Office of Davidson County, Tennessee.

20150317-0022581

Witness my hand and official seal, this the 13th day of March, 2015.

Notary Public

My Commission Expires: JUNE 17, 2018
(SEAL)

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $169,450.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13th day of March, 2015.

Notary Public

My commission expires: JUNE 17, 2018

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. 20150051

I, Andy Maloney, do hereby make oath that I am a licensed 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 TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE