BILL GARRETT, Davidson County
Trans:T20150023772 DEEDWARR
Recvd: 04/01/15 09:42 2 pgs
Fees:13.00 Taxes:599.40
20150401-0028037

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 23rd day of February, 2015, by and between Alicia Jetton Morris and Grady Morris, Jr., a married couple, party of the first part, and Wes Beecham, a single man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Phase I, Kimbolton, of record in Book 6900, Pages 276, 277 & 278, amended in Book 7577, Page 553, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Alicia Jetton Morris and Grady Morris, Jr. by virtue of that certain Warranty Deed dated December 30, 2011, at Instrument No. 20120106-0001764 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Book 6900, Page 276-278 amended at Book 7577, Page 553; Book 7265, Page 655, Book 7464, Page 969; Book 7470, Page 126, Book 7299, Page 50, Instrument No 20060126-0009811; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Alicia Jetton Morris

Grady Morris Jr By Alicia Morris, Attorney In Fact
Grady Morris, Jr. By Alicia Morris,
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Alicia Jetton Morris , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained..

WITNESS my hand and official seal at office this 23rd day of February, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Alicia Morris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Grady Morris, Jr. and acknowledged that she executed the same as the free act and deed of the said Grady Morris, Jr.

WITNESS my hand and official seal at office this 23rd day of February, 2015.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Wes Beecham
1512 Joe Pyron Dr.
Madison, TN 37115

Tax Parcel No 05313004500

Property Address: 1512 Joe Pyron Drive
Madison, TN 37115

MAIL TAX
BILLS TO:
Caliber Home Loans
3701 Regent Blvd, Ste 200
Irving, TX 75063

STATE OF TENNESSEE
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $162,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of February, 2015.

Notary Public

My Commission Expires:

JESSICA F. SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-24-2017