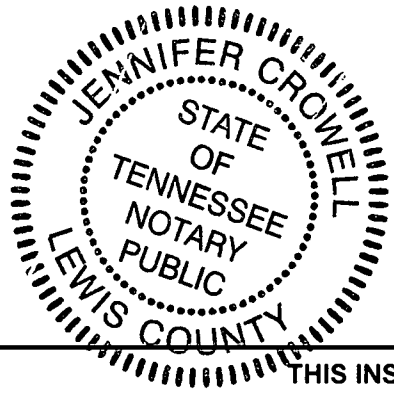
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/24/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Beck	Mortgage Investors Group	135-16-0A-033.00-C
(NAME)	(NAME)	
2421 Ravine Drive	8320 E Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150032329 DEEDWARR
Recvd: 04/29/15 10:04 2 pgs
Fees:13.00 Taxes:610.50
20150429-0038193

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Bradley W. Baisley and Hannah C Baisley, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John Beck, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 49 on the Plan of Tracts 8, 9 and 10, Nashboro Village, of record in Plat Book 5200, Pages 186 thru 189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bradley W. Baisley by Warranty Deed from Christopher L. Clark, unmarried, dated 12/29/2004, recorded 1/7/2005 of record in Instrument No. 20050107-0002724, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 5200, Pages 186 thru 189, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 4827, Page 14, Book 5465, Page 561, Book 5588, Page 429, Charter of record in Book 5576, Page 419, in the Register's Office for Davidson County, Tennessee.

A easement to Metropolitian Government of Nashville of record in Book 4821, Page 111, and Book 6937, Page 22, in the Register's Office for Davidson County, Tennessee.

A easement to Tennessee Power Co. of record in Book 437, Page 14, in the Register's Office for Davidson County, Tennessee.

A easement to Colonial Pipeline Co. of record in Book 3955, Page 180, and Book 4588, Page 473, in the Register's Office for Davidson County, Tennessee.

A easement to United States of America of record in Book 4254, Page 410, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 75, Page 192, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2421 Ravine Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), their heirs and/or 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, 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 GRANTEE(S), their heirs and/or 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 16th day of April, 2015.

Bradley W. Baisley

Hannah C Baisley

State of Tennessee
County of Wilson

Personally appeared before me Bradley W. Baisley and Hannah C Baisley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of April, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122