WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215,000.00. Affiant Subscribed and sworn to me on the 30th of April, 2015. NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans:T20150034111 DEEDWARR
Recvd: 05/04/15 15:30 2 pgs
Fees:13.00 Taxes:795.50
20150504-0040407

File No.: 15-0104

GREGORY W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

THIS INSTRUMENT WAS PREPARED BY:
Ashworth Law Firm, PLLC
Robert C. Ashworth
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Stacy Beavers 1017 Gannett Road Hendersonville, TN 37075	NEW OWNER	053. 12-0-238.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **STEVEN C. PALMQUIST and wife, CYNTHIA F. PALMQUIST,** hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents do transfer and convey unto **STACY BEAVERS, an unmarried woman,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 201 as shown on the Plan of The Villas of Lakemeade, Phase Two, of record in Book 7900, page 983, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven C. Palmquist and Cynthia F. Palmquist by Warranty Deed from Sidney Property Investments, LLC, a Tennessee limited liability company, dated March 18, 2008, recorded April 4, 2008, of record as Instrument No. 20080404-0034587, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County taxes which have been prorated between the parties and assumed by Grantee.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This property is also known as unimproved property located at 601 Lakemeade Point, Old Hickory, Tennessee 37138.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 my hand on this 30th day of April, 2015.

GRANTORS:

Steven C. Palmquist

Cynthia F. Palmquist

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steven C. Palmquist,** with whom I am personally acquainted and who acknowledged that he executed for the purposes therein contained.

Witness my hand this 30th day of April, 2015.

NOTARY PUBLIC

My Commission Expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cynthia F. Palmquist,** with whom I am personally acquainted and who acknowledged that she executed for the purposes therein contained.

Witness my hand this ~~30th, 2014.~~ ECT 30th day of April, 2015

NOTARY PUBLIC

My Commission Expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY