WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150056936 DEEDWARR
Recvd: 07/14/15 10:41 2 pgs
Fees: 13.00 Taxes: 495.80
20150714-0068445

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of July, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nikki S. Beasley	First Community Mortgage	076 05 0 140.00
(NAME)	(NAME)	
825 Stoner Mill Lane	245 Heritage Park Dr	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Four Thousand And No/100 Dollars ($134,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Felicia Brown, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nikki S. Beasley**, 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:

unmarried

Being Lot No. 8 on the Plan of Section 1, Stoner Mill, as of record in Plat Book 6900, Pages 824 and 825, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Felicia Brown, a single person by Warranty Deed from Bruce Palmer Paulson and wife, Mary Paulson dated July 26, 2004 and recorded July 29, 2004 as Instrument No. 20040729-0090822, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 825 Stoner Mill Lane, Hermitage, TN 37076

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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, their heirs and assigns forever; and we do covenant with the said Grantees that we are 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 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 hands this .

Felicia Brown

Felicia Brown

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Felicia Brown, a single personthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of July, 2015.

A C Hall

Notary Public

My Commission Expires: 5-8-'18

(SEAL)



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