THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$202,000.00~~ $193,000 Affiant Subscribed and sworn to before me, this 16th day of August 2015. Notary Public My Commission Expires: 7/3/2017

Julie Hamilton
State of Tennessee Notary Public
Davidson County

BILL GARRETT, Davidson County
Trans:T20150068401 DEEDWARR
Recvd: 08/14/15 10:46 2 pgs
Fees:13.00 Taxes:714.10

20150814-0081673

WARRANTY DEED

Address New Owner: Kathryn Mingle 3433 Parkwood Ct Hermitage, TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 086-14-0B-145.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KRISTEN GUNDERSON, N/K/A KRISTEN K. BECKSTEAD and JUSTIN B. BECKSTEAD, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **KATHRYN A. MINGLE, UNMARRIED WOMAN,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 95, as shown on the map entitled Final Plat, Fleetwood Subdivision, Phase 2, of record in Plat Book 6900, pages 738-739, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KRISTEN GUNDERSON, by deed from BETTY L. WRIGHT, UNMARRIED, of record in Instrument No. 20100119-0004321, dated January 15, 2010, said Register's Office.

Justin B. Beckstead, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in said property.

This is improved property commonly known as: **3433 Parkwood Ct, Hermitage, TN 37076**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 6th day of August, 2015.

KRISTEN GUNDERSON
N/K/A KRISTEN BECKSTEAD

JUSTIN B. BECKSTEAD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **KRISTEN GUNDERSON N/K/A KRISTEN K. BECKSTEAD and JUSTIN B. BECKSTEAD,** the Grantors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor(s)

Witness my hand and official seal at office this 6th day of August, 2015.



Notary Public
My Commission Expires: _____