THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064288**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,156,000.00. Affiant Subscribed and sworn to before me, this 17th day of August, 2015. Notary Public My Commission Expires: March 8, 2016

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203

RETURN TO:

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner: Louise Beasley and Matt Beasley 1209 NICHOL LN Nashville TN 37205-4419	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-9-126.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Corinne P. Ward, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Lewis Beasley and Mary Louise Riley, Husband and Wife**, ("Grantees"), their 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 No. 14 of Block 4, on the Plan of Highlands of Belle Meade No. 1, as of record in Book 547, Page 180, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Quitclaim Deed from James C. Ward, III and wife, Corinne P. Ward to Corrine P. Ward, as recorded on the 4th day of January, 2007 in Instrument No. 20070104-0001473 and Warranty Deed from Donald L. Pierce and wife, Jane B. Pierce to James C. Ward, III and wife, Corinne P. Ward, as recorded on the 22nd day of July, 1991 in Deed Book 8402, Page 520, in the Register's Office of Davidson County, Tennessee. Said Quitclaim Deed of record in Instrument No. 20070104-0001473 having incorrectly spelled the name of the grantee. Correct spelling to read Corinne P. Ward. James C. Ward, III joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HIGHLANDS OF BELLE MEADE NO. 1, as recorded in Plat Book 547, Page(s) 180.

BILL GARRETT, Davidson County
Trans:T20150069995 DEEDWARR
Recvd: 08/19/15 13:39 2 pgs
Fees:13.00 Taxes:4277.20
20150819-0083653

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sanitary Sewer/Storm Drainage Water Mains and Appurtenances, recorded in Book 6273, Page 652.

This is improved property located at 1209 NICHOL LN Nashville TN 37205-4419

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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, Grantor has executed this instrument on this 17th day of August, 2015.

Corinne P. Ward also known as Corrine. P. Ward

James C. Ward, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Corrine P. Ward also known as Corrine P. Ward and James C. Ward, III, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018