THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1952

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael James Foster Tyne Beasley 433 Rockwood Drive Hermitage, TN 37076	New Owner	086 12 0 018.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $116,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20150084950 DEEDWARR
Recvd: 10/06/15 10:24 2 pgs
Fees:13.00 Taxes:429.20
20151006-0101594

Subscribed and sworn to before me, this the 2nd day of October, 2015.

Notary Public

CONNIE J. CARDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: March 11, 2019
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Leah Holt,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael James Foster, a single person and Tyne Beasley, a single person,** 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Hermitage Woods, Section 3, as of record in Plat Book 5050, pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Leah Holt by Quitclaim Deed from Donald Bailey, dated May 22, 2005, recorded June 15, 2005, of record in Instrument No. 20050615-0068509, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Leah Holt, unmarried and Donald Bailey, unmarried by Warranty Deed dated July 29, 2004, recorded August 13, 2004, of record in Instrument No. 20040813-0097955, and as Re-Recorded in Instrument No. 20041108-0134372, said Register's Office.

Leah Smith and Leah Holt are one in the same person.

Phillip James Smith divests all interest in the property pursuant to the Final Divorce Decree and Marital Dissolution Agreement of record in Docket No. 2013CV142, Chancery Court for Wilson County, Tennessee, at Lebanon.

This is ☒ Improved OR ☐ Unimproved property located at: **433 Rockwood Drive, Hermitage, TN 37076**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said 2015 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantees who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 **2nd** day of **October, 2015.**

GRANTOR(S)

Leah Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Leah Holt** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **2nd** day of **October, 2015.**

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Notary Public
My Commission Expires: 8/23/2016